



College Station, TX

Meeting Agenda City Council

1101 Texas Ave, College Station, TX 77840

Internet: <https://zoom.us/j/96728393278>

Phone: 888 475 4499 and Meeting ID: 967 2839 3278

November 21, 2022

4:00 PM

City Hall Council Chambers

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.

1. Call to Order.

2. Canvassing of Election.

- 2.1. Presentation, discussion, and possible action on an ordinance of the City Council of the City of College Station, Texas, canvassing returns and declaring results of the general and special election, held on November 8, 2022, for the purpose of electing a Mayor, City Councilmember Place 1, a City Councilmember Place 2; and to fill a vacancy for the two year remainder of the unexpired term of office of Councilmember, Place 5. (*Presentación, posible acción y discusión acerca de una ordenanza del consejo de la ciudad de College Station, Texas, para escrutar los resultados de los votos y declarando los resultados de las elecciones generales y especiales, celebrada el 8 de noviembre de 2022 con el propósito de elegir a un Alcalde, y a un Miembro del Concejo Municipal, Lugar 1, un Miembro del Concejo Municipal, Lugar 2; y para llenar una vacante para los dos años resto del mandato no vencido del Miembro del Consejo, Puesto número 5.*)

Sponsors: Tanya Smith

Attachments: 1. Canvassing Ordinance English 2022 final
2. Canvassing Ordinance Spanish 2022 final

- 2.2. Presentation, discussion, and possible action on an ordinance of the City of College Station, Texas, canvassing returns and declaring the results of the Special Bond Election, held on November 8, 2022. (*Presentación, discusión y posible acción sobre una ordenanza de la Ciudad de College Station, Texas, solicitando devoluciones y declarando los resultados de la Elección Especial de Bonos, celebrada el 8 de noviembre de 2022.*)

Sponsors:

Attachments: 1. Bond Canvass Ordinance 2022 final

- 2.3. Issuance of Certificates of Election to elect a Mayor, City Council Member Place 1, City Council Member Place 2, and a two-year unexpired term for City Council Member Place 5; and administer Oaths of Offices. (*Entrega de los Certificados de Elección para elegir un Alcalde, Miembro del Concejo Municipal Lugar 1, Miembro del Concejo Municipal Lugar 2, y un término no vencido de dos años para Miembro del Concejo Municipal Lugar 5; y administrar juramentos de cargos.*)

Sponsors: Tanya Smith

Attachments: None

3. Reception.

4. Executive Session is Closed to the Public and Will Be Held in the 1938 Executive Conference Room. The Open Meeting Will Resume No Earlier Than 6:00 PM.

Consultation with Attorney {Gov't Code Section 551.071};

Possible action. The City Council may seek advice from its attorney regarding a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the City Council. Upon occasion the City Council may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed.

Litigation

- a. Kathryn A. Stever-Harper as Executrix for the Estate of John Wesley Harper v. City of College Station and Judy Meeks; No. 15,977-PC in the County Court No. 1, Brazos County, Texas
- b. McCrory Investments II, LLC d/b/a Southwest Stor Mor v. City of College Station; Cause No. 17-000914-CV-361; In the 361st District Court, Brazos County, Texas
- c. Shana Elliott and Lawrence Kalke v. City of College Station, et al., Cause No. 22-001122-CV-85, in the 85th District Court, Brazos County, Texas
- d. Robert Danny Clack, II v. City of College Station, et al., Civil Action No. 4:22-cv-02404, in the U.S. District Court for the Southern District of Texas, Houston Division
- e. Kristin Marriott v. City of College Station, Cause No. 22-002259-CV-272, in the 272nd District Court, Brazos County, Texas

Real Estate {Gov't Code Section 551.072};

Possible action. The City Council may deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Property generally located in the southwest quadrant of Texas State Highway 6 and Harvey Road.
- b. Property generally located at the intersection of State Highway 6 South and Corporate Parkway in the Midtown Business Park.

Personnel {Gov't Code Section 551.074};

Possible action. The City Council may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer. After executive session discussion, any final action or vote taken will be in public. The following public officer(s) may be discussed:

- a. Council Self Evaluation

5. Reconvene from Executive Session and Take Action, if Any.

6. Pledge of Allegiance, Invocation, and Consider Absence Request.

Speaker Protocol

An individual who desires to address the City Council regarding any agenda item other than those items posted for Executive Session must register with the City Secretary two (2) hours before the meeting being called to order. Individuals shall register to speak or provide written comments at

<https://forms.cstx.gov/Forms/CSCouncil> or provide a name and phone number by calling 979-764-3500. Upon being called to speak an individual must state their name and city of residence, including the state of residence if the city is located out of state. Speakers are encouraged to identify their College Station neighborhood or geographic location. Please do not carry purses, briefcases, backpacks, liquids, foods or any other object other than papers or personal electronic communication devices to the lectern, nor advance past the lectern unless you are invited to do so. Each speaker's remarks are limited to three (3) minutes. Any speaker addressing the Council using a translator may speak for six (6) minutes. The speaker's microphone will mute when the allotted time expires and the speaker must leave the podium.

7. Hear Visitors.

During Hear Visitors an individual may address the City Council on any item which does not appear on the posted agenda. The City Council will listen and receive the information presented by the speaker, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concern shall be directed to the City Manager.

8. Consent Agenda.

Presentation, discussion, and possible action on consent items which consist of ministerial or "housekeeping" items as allowed by law. A Councilmember may request additional information at this time. Any Councilmember may remove an item from Consent for discussion or a separate vote.

8.1. Presentation, discussion, and possible action of minutes for:

- November 10, 2022 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM111022 DRAFT Minutes

8.2. Presentation, possible action, and discussion regarding purchasing of replacement computers from Dell Technologies for \$201,442.95.

Sponsors: Sam Rivera

Attachments: 1. Dell Q285900 102022 - 21

8.3. Presentation, discussion, and possible action regarding approval of a Change Order to a Contract with Schweitzer Engineering Laboratories (SEL) for an increase of \$21,645.17 for a new not-to-exceed amount of \$516,645.17.

Sponsors: Timothy Crabb

Attachments: 1. C#18300472 Y3 CO 2

8.4. Presentation, discussion, and possible action regarding approval of a Change Order for Purchase Order with Techline Inc., for electric warehouse inventory of transformers increasing of \$246,875.81 for a new purchase order amount of \$2,073,697.81.

Sponsors: Timothy Crabb

Attachments: 1. Howard Industries Letter

8.5. Presentation, discussion, and possible action regarding an ordinance amending Chapter 38, Traffic and Vehicles, Article VI Traffic Schedules, Section 38-1002 Traffic Schedule II, Four-way Stop Intersections, by adding Holleman Drive South at Deacon Drive West and regarding an ordinance amending Chapter 38, Traffic and Vehicles, Article VI Traffic Schedules, Section 38-

1002 Traffic Schedule II, Four-way Stop Intersections, by adding Deacon Drive West at General Parkway.

Sponsors: Emily Fisher

Attachments:

1. Holleman Dr S at Deacon Dr W 4way Stop Ord 11-14-22
2. Location Map Holleman at Deacon
3. Deacon Dr W at GenPkwy 4way stop Ord 11-14-22
4. Location Map Deacon at General

9. Regular Agenda.

- 9.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan for approximately five acres located at 404 Harvey Mitchell Parkway South, generally located east of the Memorial Cemetery Park.

Sponsors: Anthony Armstrong

Attachments:

1. Ordinance
2. Vicinity, Aerial, and Small Area Map
3. Background Information
4. PDD Ordinance 2022-4356
5. Applicant's Supporting Information
6. Adopted Concept Plan
7. Proposed Concept Plan

10. Council Calendar - Council May Discuss Upcoming Events.

11. Items of Community Interest.

The Council may receive reports from a Council Member or City Staff about items of community interest for which notice has not been given, including: expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognitions of a public official, public employee, or other citizen; reminders of upcoming events organized or sponsored by the City of College Station; information about a social, ceremonial or community event organized or sponsored by an entity other than the City of College Station that is scheduled to be attended by a Council Member, another city official or staff of the City of College Station; and announcements involving an imminent threat to the public health and safety of people in the City of College Station that has arisen after the posting of the agenda.

12. Council Reports on Committees, Boards, and Commissions.

A Council Member may make a report regarding meetings of City Council boards and commissions or meetings of boards and committees on which a Council Member serves as a representative that have met since the last council meeting. (Committees listed in Coversheet)

13. Future Agenda Items and Review of Standing List of Council Generated Future Agenda Items.

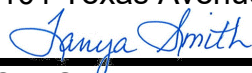
A Council Member may make a request to City Council to place an item for which no notice has been given on a future agenda or may inquire about the status of an item on the standing list of council

generated future agenda items. A Council Member's or City Staff's response to the request or inquiry will be limited to a statement of specific factual information related to the request or inquiry or the recitation of existing policy in response to the request or inquiry. Any deliberation of or decision about the subject of a request will be limited to a proposal to place the subject on the agenda for a subsequent meeting.

14. Adjourn.

The City council may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on November 17, 2022 at 5:00 p.m.



City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."

November 21, 2022
Item No. 2.1.
Canvassing

Sponsor: Tanya Smith, City Secretary

Reviewed By CBC: N/A

Agenda Caption: Presentation, discussion, and possible action on an ordinance of the City Council of the City of College Station, Texas, canvassing returns and declaring results of the general and special election, held on November 8, 2022, for the purpose of electing a Mayor, City Councilmember Place 1, a City Councilmember Place 2; and to fill a vacancy for the two year remainder of the unexpired term of office of Councilmember, Place 5. (Presentación, posible acción y discusión acerca de una ordenanza del consejo de la ciudad de College Station, Texas, para escrutar los resultados de los votos y declarando los resultados de las elecciones generales y especiales, celebrada el 8 de noviembre de 2022 con el propósito de elegir a un Alcalde, y a un Miembro del Concejo Municipal, Lugar 1, un Miembro del Concejo Municipal, Lugar 2; y para llenar una vacante para los dos años resto del mandato no vencido del Miembro del Consejo, Puesto número 5.)

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): Staff recommends approval of the ordinance canvassing for the November 8, 2022 Election.

Summary: N/A

Budget & Financial Summary: N/A

Attachments:

1. Canvassing Ordinance English 2022 final
2. Canvassing Ordinance Spanish 2022 final

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, CANVASSING RETURNS AND DECLARING RESULTS OF A GENERAL AND SPECIAL ELECTION, HELD ON NOVEMBER 8, 2022; FOR THE PURPOSE OF ELECTING A MAYOR, FOR CITY COUNCILMEMBERS, PLACES 1 AND 2 IN A GENERAL ELECTION AND A CITY COUNCILMEMBER, PLACE 5 FOR A TWO-YEAR UNEXPIRED TERM IN A SPECIAL ELECTION.

RECITALS:

1. On August 11, 2022 the City Council adopted Ordinance No. 2022-4375 ordering a General and Special Election be held on November 8, 2022 for the purpose of electing a Mayor, City Councilmembers, Places 1 and 2 in a general election and for the purpose of electing City Councilmember, Place 5 in a special election for a two-year unexpired year.
2. Notice of this election was duly published in The Eagle on October 12 and October 19, 2022 and in La Voz Hispana on October 14 and 21, 2022.
3. A copy of the notice was posted on the bulletin board at City Hall on September 29, 2022.
4. This election was duly and legally held on November 8, 2022, in conformity with the election laws of the State of Texas, and the results of the election have been certified and returned by the proper judges and clerks.
5. The City Council of the City of College Station, Texas with the following members present: Mayor Karl Mooney, Councilmembers Bob Brick, John Crompton, Linda Harvell, Elizabeth Cunha, John Nichols, and Dennis Maloney have today considered the returns of the General and Special Election held on November 8, 2022.
6. It appears to the Council, and the Council finds, that the election was in all respects lawfully held.
7. It appears to the Council, and Council finds, that the tabulation of the results of the election is correct.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

SECTION 1. The General and Special Election of November 8, 2022 were duly called, notice of the elections was given in accordance with law, and the elections were held in accordance with law.

SECTION 2. The tabulation of votes cast in the General and Special Election held on November 8, 2022, for the purposes stated in Recitals above, a copy of which is attached to and made a part of this ordinance, is adopted as the official tabulations of the votes cast at the elections, and the tabulations will be filed and recorded in the official records of the City of College Station as the official canvass of the elections.

SECTION 3. The official canvass of the returns of the elections reflect the following:

A. For the Mayor, a four (4) year term, the following votes were cast:

Rick Robison	5,333
John Nichols.	10,353
Jacob Randolph	2,325

B. For the City Councilmember, Place 1 a four (4) year term:

Mark Smith	11,314
Aron Collins	8,571

C. For the City Councilmember, Place 2 a four (4) year term:

David Levine	9,314
William Wright	10,276

D. For the City Councilmember, Place 5 a two (2) year unexpired term:

Nicole Gallucci	7,018
Bob Yancy	10,527
Willie B. Blackmon	2,647

SECTION 4. That John Nichols received a majority of the votes is elected to serve as Mayor; that Mark Smith received a majority of the votes and is elected to serve as City Councilmember, Place 1; that William Wright received a majority of the votes and is elected to serve as City Councilmember, Place 2; that Bob Yancy received a majority of the votes to serve as City Councilmember, Place 5, for a two-year unexpired term.

PASSED, APPROVED AND ADOPTED this the 21st day of November 2022.

Mayor

ATTEST:

City Secretary

APPROVED:

City Attorney

ORDENANZA NO. _____

UNA ORDENANZA DEL CONSEJO DE LA CIUDAD DE COLLEGE STATION, TEXAS, SONDEANDO EL RECUENTO DE VOTOS Y DECLARANDO LOS RESULTADOS DE LAS ELECCIONES GENERALES Y ESPECIALES, CELEBRADAS EL 8 DE NOVIEMBRE DE 2022, CON EL PROPÓSITO DE ELEGIR A UN ALCALDE DE LA CIUDAD, PARA MIEMBROS DEL CONSEJO DE LA CIUDAD PUESTOS NÚMEROS 1 Y 2 EN ELECCIONES GENERALES, Y UN MIEMBRO DEL CONSEJO PUESTO NÚMERO 5 POR UN TÉRMINO SIN VENCER DE DOS AÑOS EN UNA ELECCIÓN ESPECIAL.

ANTECEDENTES:

1. El 11 de agosto de 2022, el Consejo de la Ciudad adoptó la Ordenanza Número 2022-4375, ordenando Elecciones Generales y Especiales para celebrarse el 8 de noviembre de 2022, con el propósito de elegir a un alcalde, para miembros del Consejo de la Ciudad para Puestos Números 1 y 2 en elecciones generales; y con el propósito de elegir a un Miembro del Consejo para el Puesto Número 5 por un término sin vencer de dos años en una elección especial.
2. Notificación de estas elecciones se publicó debidamente en el periódico *The Eagle* el 12 de octubre y el 19 de octubre de 2022; y en *La Voz Hispana* el 14 y el 21 de octubre de 2022.
3. Una copia de la notificación se colocó en el tablón de anuncios de la Municipalidad el 29 de septiembre de 2022.
4. Estas elecciones se celebraron de manera debida y legalmente el 8 de noviembre de 2022, de acuerdo con las leyes de elecciones del Estado de Texas, y los resultados de las elecciones han sido certificados y devueltos por los jueces y oficiales apropiados.
5. El Consejo de la Ciudad de College Station, Texas, con los siguientes miembros presentes: Alcalde Karl Mooney, Miembros del Consejo Bob Brick, John Crompton, Linda Harvell, Elizabeth Cunha, John Nichols y Dennis Maloney han considerado hoy los recuentos de los votos emitidos en las Elecciones Generales y Especiales celebradas el 8 de noviembre de 2022.
6. Le parece al Consejo, y el Consejo concluye, que las elecciones fueron celebradas legalmente en todo aspecto.
7. Le parece al Consejo, y el Consejo concluye, que la tabulación del recuento de votos de las elecciones es correcta.

CÚMPLASE POR EL CONSEJO DE LA CIUDAD DE COLLEGE STATION, TEXAS:

SECCIÓN 1. Las Elecciones Generales y Especiales del 8 de noviembre de 2022 fueron debidamente convocadas, la notificación de las elecciones se dio de acuerdo con la ley y las elecciones se celebraron de acuerdo con la ley.

SECCIÓN 2. La tabulación de los votos emitidos en las Las Elecciones Generales y Especiales del 8 de noviembre de 2022, para los propósitos declarados anteriormente en Antecedentes, una copia de la cual se adjunta y se hace parte de esta ordenanza, se adopta como la tabulación oficial de los votos emitidos en las elecciones, y la tabulación se archivará y se registrará en los registros oficiales de la Ciudad de College Station como el sondeo oficial de las elecciones.

SECCIÓN 3. El sondeo oficial del recuento de votos de las elecciones refleja lo siguiente:

A. Para el Alcalde, un término de cuatro (4) años, los siguientes votos se emitieron:

Rick Robison	5,333
John Nichols.	10,353
Jacob Randolph	2,325

B. Para el Miembro del Consejo Puesto Número 1, término de cuatro (4) años:

Mark Smith	11,314
Aron Collins	8,571

C. Para el Miembro del Consejo Puesto Número 2, término de cuatro (4) años:

David Levine	9,314
William Wright	10,276

D. Para el Miembro del Consejo Puesto Número 5, término sin vencer de dos (2) años:

Nicole Gallucci	7,018
Bob Yancy	10,527
Willie B. Blackmon	2,647

SECCIÓN 4. Que John Nichols recibió una mayoría de los votos y es electo para servir como Alcalde; que Mark Smith recibió una mayoría de los votos y es electo para servir como Miembro del Consejo Puesto Número 1; que William Wright recibió una mayoría de los votos y es electo para servir como Miembro del Consejo Puesto Número 2; que Bob Yancy recibió una mayoría de los votos y es electo para servir como Miembro del Consejo Puesto Número 5, por un término sin vencer de dos años.

PASADO, APROBADO Y ADOPTADO este día 21 de noviembre de 2022.

Alcalde

DOY FE:

Secretaria de la Ciudad

APROBADO:

Abogado de la Ciudad

November 21, 2022
Item No. 2.2.
Canvassing Bond Election

Sponsor:

Reviewed By CBC: City Council

Agenda Caption: Presentation, discussion, and possible action on an ordinance of the City of College Station, Texas, canvassing returns and declaring the results of the Special Bond Election, held on November 8, 2022. (*Presentación, discusión y posible acción sobre una ordenanza de la Ciudad de College Station, Texas, solicitando devoluciones y declarando los resultados de la Elección Especial de Bonos, celebrada el 8 de noviembre de 2022.*)

Relationship to Strategic Goals:

- Good Governance
- Financially Sustainable City

Recommendation(s):

Summary:

Budget & Financial Summary:

Attachments:

1. Bond Canvass Ordinance 2022 final

**CERTIFICATE REGARDING ADOPTION OF AN
ORDINANCE CANVASSING BOND ELECTION**

THE STATE OF TEXAS
BRAZOS COUNTY
CITY OF COLLEGE STATION

We, the undersigned officers of the City of College Station (the "City"), hereby certify as follows:

1. The City Council of said City convened in a regular meeting on November 21, 2022, at the designated meeting place, and the roll was called of the duly constituted officers and members of said City Council, to wit:

Karl Mooney, Mayor
John Crompton, Place 2 Councilman
Elizabeth Cunha; Place 4 Councilwoman
Dennis Maloney, Place 6 Councilman

Bob Brick, Place 1 Councilman
Linda Harvell, Place 3 Councilwoman
John Nichols, Place 5 Councilman

and all of said persons were present except the following councilmembers _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written Ordinance entitled

AN ORDINANCE CANVASSING A BOND ELECTION

was duly introduced for the consideration of said City Council. It was then duly moved and seconded that said Ordinance be adopted and, after due discussion, said motion, carrying with it the adoption of said Ordinance, prevailed and carried with all members present voting "AYE" except the following:

NAY: __

ABSTAIN: __

2. That a true, full and correct copy of the aforesaid Ordinance adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Ordinance has been duly recorded in said City Council's minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said Meeting pertaining to the adoption of said Ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Ordinance would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the Mayor of said City has approved and hereby approves the aforesaid Ordinance; that the Mayor and the City Secretary of said City have duly signed said Ordinance; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

SIGNED AND SEALED ON NOVEMBER 21, 2022.

City Secretary

Mayor

{SEAL}

ORDINANCE CANVASSING BOND ELECTION

WHEREAS, this City Council ordered an election to be held in the City of College Station, Texas on November 8, 2022, on the proposition hereinafter stated, and has authorized all matters pertaining to said election, including the ordering, giving notice, officers, holding and making returns of said election; and

WHEREAS, the election officers who held said election have duly made the returns of the result thereof, and said returns have been duly delivered to this City Council.

WHEREAS, it is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

1. That the City Council officially finds and determines that said election was duly ordered, that proper notice of said election was duly given, that proper election officers were duly appointed prior to said election, that said election was duly held, that the City has complied with the Federal Voting Rights Act and the Texas Election Code, that due returns of the result of said election have been made and delivered, and that the City Council has duly canvassed said returns, all in accordance with law and the ordinance calling said election.

2. That the City Council officially finds and determines that the following votes were cast at said election, on the submitted PROPOSITIONS by the resident, qualified electors of said City, who voted at the election:

CITY OF COLLEGE STATION SPECIAL ELECTION CITY OF COLLEGE STATION PROPOSITION A

Shall the City Council of the City of College Station, Texas, be authorized to issue and sell bonds in the aggregate principal amount of \$18,000,000 for the public purpose of constructing, designing, improving and equipping a new fire station and acquisition of fire trucks and public safety equipment, and the acquisition of land and interest in land for such projects, with the bonds to be issued in one or more series, to mature serially or otherwise not to exceed 25 years from their date, and bear interest at such rate or rates, not to exceed the limits prescribed by law at the time of issuance, and to be sold at such prices or rates, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said City in an amount sufficient to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

17,470 VOTES FOR

7,987 VOTES AGAINST

CITY OF COLLEGE STATION SPECIAL ELECTION
CITY OF COLLEGE STATION PROPOSITION B

Shall the City Council of the City of College Station, Texas, be authorized to issue and sell bonds in the aggregate principal amount of \$16,100,000 for the public purpose of constructing, designing, improving, extending and expanding transportation and mobility infrastructure consisting of the following: Rock Prairie Road East corridor from Town Lake Drive to William D Fitch Parkway, including related utility relocation, drainage, traffic signals and control, lighting, sidewalks, bike lanes and landscaping, the purchase of any necessary land and right-of-way in connection with these projects, with the bonds to be issued in one or more series, to mature serially or otherwise not to exceed 25 years from their date, and bear interest at such rate or rates, not to exceed the limits prescribed by law at the time of issuance, and to be sold at such prices or rates, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said City in an amount sufficient to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

15,587 VOTES FOR

9,599 VOTES AGAINST

CITY OF COLLEGE STATION SPECIAL ELECTION
CITY OF COLLEGE STATION PROPOSITION C

Shall the City Council of the City of College Station, Texas, be authorized to issue and sell bonds in the aggregate principal amount of \$30,400,000 for the public purpose of constructing, designing, improving and equipping parks and recreational facilities consisting of the following: natural and synthetic turf field improvements at Veterans Park; new playing fields, restrooms, concessions and seating, drainage, parking, lighting, sidewalks and trails at Texas Independence Ballpark, with the bonds to be issued in one or more series, to mature serially or otherwise not to exceed 25 years from their date, and bear interest at such rate or rates, not to exceed the limits prescribed by law at the time of issuance, and to be sold at such prices or rates, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said City in an amount sufficient to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

11,961 VOTES FOR

13,216 VOTES AGAINST

CITY OF COLLEGE STATION SPECIAL ELECTION
CITY OF COLLEGE STATION PROPOSITION D

Shall the City Council of the City of College Station, Texas, be authorized to issue and sell bonds in the aggregate principal amount of \$22,000,000 for the public purpose of constructing, designing, improving and equipping parks and recreational facilities consisting of the following: demolition and reconstruction of restrooms, concession and storage space for the Bachmann Little League Building and Senior League/Soccer Building; pickleball and futsal courts at Anderson Park including lighting, parking and restrooms; demolition and reconstruction of the Central Park Operations Shop facility; pavilions, lighting, shade areas, irrigation, sidewalks, pathways, playgrounds/recreational areas, historical markers and signage at Mabel Clare Thomas Park; tennis courts, lighting and fencing at Bee Creek and Central Parks; restrooms, sidewalks and pathways at Lincoln Center/W.A. Tarrow Park, with the bonds to be issued in one or more series, to mature serially or otherwise not to exceed 25 years from their date, and bear interest at such rate or rates, not to exceed the limits prescribed by law at the time of issuance, and to be sold at such prices or rates, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said City in an amount sufficient to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

15,375 VOTES FOR

9,844 VOTES AGAINST

CITY OF COLLEGE STATION SPECIAL ELECTION
CITY OF COLLEGE STATION PROPOSITION E

Shall the City Council of the City of College Station, Texas, be authorized to issue and sell bonds in the aggregate principal amount of \$3,900,000 for the public purpose of constructing, designing and equipping a swimming pool including related water features, splash pad and restrooms at Mabel Clare Thomas Park, with the bonds to be issued in one or more series, to mature serially or otherwise not to exceed 25 years from their date, and bear interest at such rate or rates, not to exceed the limits prescribed by law at the time of issuance, and to be sold at such prices or rates, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said City in an amount sufficient to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

12,103 VOTES FOR

12,950 VOTES AGAINST

3. That the City Council officially finds, determines, and declares the result of said election to be that the aforesaid Propositions A, B and D received a favorable majority vote and therefore the aforesaid Propositions A, B and D PASSED.

4. That the City Council officially finds, determines and declares the result of said election to be that the aforesaid Propositions C and E failed to receive a favorable majority vote and therefore the aforesaid Propositions C and E FAILED.

November 21, 2022
Item No. 2.3.
Oaths of Office (*Juramento del cargo*)

Sponsor: Tanya Smith, City Secretary

Reviewed By CBC: N/A

Agenda Caption: Issuance of Certificates of Election to elect a Mayor, City Council Member Place 1, City Council Member Place 2, and a two-year unexpired term for City Council Member Place 5; and administer Oaths of Offices. (Entrega de los Certificados de Elección para elegir un Alcalde, Miembro del Concejo Municipal Lugar 1, Miembro del Concejo Municipal Lugar 2, y un término no vencido de dos años para Miembro del Concejo Municipal Lugar 5; y administrar juramentos de cargos.)

Relationship to Strategic Goals:

- Good Governance (*Buen gobierno*)

Recommendation(s): N/A

Summary: N/A

Budget & Financial Summary: N/A

Attachments:

None

MINUTES OF THE CITY COUNCIL MEETING
IN-PERSON WITH TELECONFERENCE PARTICIPATION
CITY OF COLLEGE STATION
NOVEMBER 10, 2022

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Karl Mooney, Mayor

Council:

Bob Brick
John Crompton
Linda Harvell
Elizabeth Cunha
John Nichols
Dennis Maloney

City Staff:

Bryan Woods, City Manager
Jeff Capps, Deputy City Manager
Adam Falco, City Attorney
Leslie Whitten, Assistant City Attorney
Tanya Smith, City Secretary
Ian Whittenton, Deputy City Secretary

1. Call to Order and Announce a Quorum is Present.

With a quorum present, the meeting of the College Station City Council was called to order by Mayor Mooney via In-Person and Teleconference at 4:00 p.m. on November 10, 2022, in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

2. Executive Session

In accordance with the Texas Government Code §551.071-Consultation with Attorney, §551.074-Personnel, and §551.086-Competitive Matters, the College Station City Council convened into Executive Session at 4:01 p.m. on November 10, 2022, to continue discussing matters pertaining to:

- A. Consultation with Attorney to seek advice regarding pending or contemplated litigation, to wit:
- Kathryn A. Stever-Harper as Executrix for the Estate of John Wesley Harper v. City of College Station and Judy Meeks; No. 15,977-PC in the County Court No. 1, Brazos County, Texas; and
 - McCrory Investments II, LLC d/b/a Southwest Stor Mor v. City of College Station; Cause No. 17-000914-CV-361; In the 361st District Court, Brazos County, Texas; and
 - Shana Elliott and Lawrence Kalke v. City of College Station, et al., Cause No. 22-001122-CV-85, in the 85th District Court, Brazos County, Texas

- Robert Danny Clack, II v. City of College Station, et al., Civil Action No. 4:22-cv-02404, in the U.S. District Court for the Southern District of Texas, Houston Division
- Kristin Marriott v. City of College Station, Cause No. 22-002259-CV-272, in the 272nd District Court, Brazos County, Texas

B. Consultation with attorney to receive legal advice; to wit:

- Legal advice related to a development agreement regarding land generally located at the intersection of Royder Road and Greens Prairie Road.

C. Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer; to wit:

- City Manager
- Council Self-Evaluation

D. Deliberation on a competitive matter as that term is defined in Gov't Code Section 552.133; to wit:

- Power Supply

3. Reconvene from Executive Session and take action, if any.

Executive Session recessed at 6:05 p.m. No action was taken.

4. Pledge of Allegiance, Invocation, consider absence request.

5. PRESENTATION - PROCLAMATIONS, AWARDS, AND RECOGNITIONS.

5.1 Presentation proclaiming the year 2022 as the 25th Anniversary of the George Bush Presidential Library and Museum.

Mayor Mooney presented a proclamation to Robert Holzweiss, with the Bush Library and Maddi Hillin, with the Bush Foundation proclaiming the year 2022, the “25th Anniversary of the George Bush Presidential Library and Museum.”

6. Hear Visitors Comments

John Nicks, Plantersville, brought before Council a variety of topics:

- Congratulate the incoming and outgoing Councilmembers
- Would like to see pages numbers on the agendas
- Would like to see the council meetings split for time purposes
- Creating a disability taskforce

7. WORKSHOP ITEMS

7.1. Presentation, discussion, and possible action on a future recreation center.

Bryan Woods, City Manager, provided background and review of previous discussions on a potential recreation center.

Survey in February 2020 by Four Square Research:

- Telephone interviews with 600 randomly selected households

- 7% identified as a full-time or part-time student at a college/university
- Three general locations considered

Mr. Woods also provided a few examples of recreation centers other cities, such as: El Paso, TX, Eastside Rec Center; Bryan, TX, Legends Event Center; Allen, TX, Terrell Rec Center; Arlington, TX, Beacon Rec Center; and the TAMU Southside Rec Center. Staff is requesting consideration on location, size and features, programming, funding, and management. Once those factors have been considered staff may move forward with a RFQ for preliminary programming, design, and budgeting.

Council directed staff to move forward and explore a potential future recreation center based on staffs recommended considerations.

At approximately 7:07 p.m., Mayor Mooney opened for Citizen Comments.

John Nicks, Plantersville, came forward requesting Council to not make a decision until information on a future recreation center is placed on social media for review and then consider the possibly of a partnership with other entities such as Brazos County Commissioner Court, City of Bryan, or Public/Private Partnerships.

There being no further comments, Citizen Comments was closed at 7:09 p.m.

8. CONSENT ITEMS

Presentation, discussion, and possible action on consent items which consist of ministerial, or "housekeeping" items as allowed by law: A Councilmember may request additional information at this time. Any Councilmember may remove an item from the Consent Agenda for a separate vote.

Items 8.2, 8.3, and 8.10 were pulled from Consent for clarification.

Item 8.10 was pulled from Consent for separate vote.

(8.2) Richard Mann, Fire Chief, highlighted the cooperative Interlocal agreement between the City of College Station, City of Bryan, Brazos County, and Texas A&M University regarding the Community Emergency Operations Center (CEOC).

(8.3) Mary Ellen Leonard, Finance Director, confirmed that this is a co-funding agreement between the City of College Station, other local entities, and the College Station Noon Lions Club.

John Nicks, Plantersville, came before Council to speak against Item 8.6 and 8.10, which are a resolution in support of Texas Municipal League (TML) proposed legislative program and an ordinance consenting to and extending the Mayor's renewal of a disaster declaration due to a public health emergency.

8.1. Presentation, discussion, and possible action of minutes for:

- **October 27, 2022 Council Meeting**

8.2. Presentation, discussion, and possible action on renewing the five-year Inter-Local Agreement (ILA) for the Community Emergency Operations Center (CEOC) with Brazos County, the City of Bryan, and Texas A&M University for \$72,309.84 per year.

8.3. Presentation, discussion, and possible action on a funding agreement between the City of College Station and the College Station Noon Lions Club for FY23 in the amount of \$16,500.

8.4. Presentation, discussion, and possible action authorizing the City Manager to send a termination notice to the City of Bryan terminating the fire and EMS services automatic mutual aid interlocal agreement with the City of Bryan.

8.5. Presentation, discussion, and possible action on a Construction Contract with Aggieland Construction, in the amount of \$1,376,814; for construction services for the Sandy Point Pump Station Site Improvements and Well #5 Security Fence Project, plus the City's contingency in the amount of \$78,497 for a total appropriation of \$1,455,311. Approval of this item grants authority for the City Manager to authorize expenditures up to the City's contingency amount.

8.6. Presentation, discussion, and possible action on Resolution No. 11-10-22-8.6 supporting the Texas Municipal League (TML) proposed legislative program for the 88th Legislative Session of the State of Texas.

8.7. Presentation, discussion, and possible action on Resolution No. 11-10-22-8.7 authorizing the Chief of Police as the authorized official to execute documents necessary for the release of grant funds from the Officer of the Governor Homeland Security Division for SWAT team night vision equipment.

8.8. Presentation, discussion, and possible action regarding approval of ITB 22-081 for Annual Price Agreements for the purchase of Electric Inventory Items with an estimated expenditure in the amount of \$2,106,341.66 and awarded to Anixter Inc., KBS Electrical Distributors, Priester Mell & Nicholson and Techline Inc.

8.9. Presentation, discussion, and possible action on approval of the 2022 Property Tax Roll in the amount of \$60,936,346.49.

8.10. Presentation, discussion, and possible action regarding Ordinance No. 2022-4402 consenting to and extending the Mayor's renewal of a disaster declaration due to a public health emergency.

MOTION: Upon a motion made by Councilmember Maloney and a second by Councilmember Brick, the City Council voted seven (7) for and none (0) opposed, to approve the Consent Items, except item 8.10. The motion carried unanimously.

(8.10) MOTION: Upon a motion made by Councilmember Harvell and a second by Councilmember Brick, the City Council voted six (6) for and one (1) opposed, with Councilmember Cunha voting against, to approve Consent Item 8.10, extending the Mayor's renewal of a disaster declaration. The motion carried.

9. REGULAR ITEMS

9.1. Public Hearing, presentation, discussion, and possible action Ordinance No. 2022- 4403 on Budget Amendment 1 amending Ordinance No. 2022-4383 which will amend the budget for the 2022-2023 Fiscal Year in the amount of \$25,961,270.

Mary Ellen Leonard, Finance Director, stated that the proposed budget amendment is to increase the FY23 budget appropriations by \$25,961,270 because of the encumbrance roll. The encumbrance roll includes approved budgets from fiscal year 2021-2022 that are now expected to be spent in fiscal year 2022-2023. If approved, the net revised 2022-2023 budget appropriations will be \$438,332,047.

FY23 PROPOSED ITEMS	
	Proposed Amount
Vehicles ordered for FY21 thru FY23 not delivered	\$ 11,925,000
1500 Harvey Rd purchase (unused amt from FY22 BA #4)	7,425,000
Electric purchase power (as per FY22 BA #4)	2,700,000
1207 Texas Ave Budget	1,135,000
Other items ordered in FY22 but not received	2,776,270
Total Budget Increase:	\$ 25,961,270

At approximately 7:33 p.m., Mayor Mooney opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 7:33 p.m.

MOTION: Upon a motion made by Councilmember Nichols, and a second by Councilmember Harvell, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2022-4403, amending Ordinance No. 2022-4383 which will amend the budget for the 2022-2023 Fiscal Year in the amount of \$25,961,270. The motion carried unanimously.

9.2. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2022-4404 a Comprehensive Plan Amendment to expire the East College Station Transportation Study, Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Southside Area Neighborhood Plan, and South Knoll Neighborhood Plan, to amend the Planning Areas description within Chapter 2. Distinctive Places, and to amend the Comprehensive Plan – Planning Areas Map to remove the aforementioned plans.

Naomi Sing, Planning and Development services, stated that at their September 22, 2022 meeting, the City Council accepted the Small Area Plan Audit and its findings. One of the findings and recommendations of the audit was to expire Small Area Plans that are past their planning horizons. This includes the Central College Station Neighborhood Plan, the Eastgate Neighborhood Plan, the Southside Area Neighborhood Plan, and the South Knoll Neighborhood Plan. These proposed amendments remove the plan references from the Comprehensive Plan within Chapter 2, Distinctive Places, and amend the Planning Areas Map. The East College Station Transportation Study was also identified by staff as appropriate for expiration, as the changes recommended within the study have been incorporated into the Thoroughfare Plan and other planning efforts. The proposed amendment will remove this study from the list of Master Plans that are adopted under the City's Comprehensive Plan.

Sunsetting Master Plans within Comprehensive Plan Ordinance

- Small Area Plan Audit - Accepted by the City Council on 9/22/2022
- Recommended sunseting the following plans:
 - ✓ Central College Station Neighborhood Plan (2010-2017)

- ✓ Eastgate Neighborhood Plan (2011-2018)
- ✓ Southside Area Neighborhood Plan (2012-2019)
- ✓ South Knoll Area Plan (2013-2020)
- Also, sunset East College Station Transportation Study - Part of Thoroughfare Plan

The Planning & Zoning Commission heard this item at their November 3, 2022 meeting and recommended approval. Staff recommends approval.

At approximately 7:36 p.m., Mayor Mooney opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 7:37 p.m.

MOTION: Upon a motion made by Councilmember Maloney, and a second by Councilmember Harvell, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2022-4404, Comprehensive Plan Amendment to expire the East College Station Transportation Study, Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Southside Area Neighborhood Plan, and South Knoll Neighborhood Plan, to amend the Planning Areas description within Chapter 2. Distinctive Places, and to amend the Comprehensive Plan – Planning Areas Map to remove the aforementioned plans. The motion carried unanimously.

9.3. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2022-4405 amending Appendix A, “Unified Development Ordinance,” Article 7, “General Development Standards,” Section 7.3.C “Dimensions, Access, and Location,” of the Code of Ordinances of the City of College Station, Texas, regarding the allowable location for single-family parking.

Naomi Sing, Planning and Development services, stated that this amendment is paired with the Comprehensive Plan Amendment to expire Small Area Plans that are past their planning horizons, and removes references to the Southside Area Neighborhood Plan within the Unified Development Ordinance (UDO). The existing reference was in Article 7, “General Development Standards,” Section 7.3.C “Dimensions, Access, and Location,” which specified the allowable location for single-family parking within Area V of the Southside Area Neighborhood Plan. Ms. Sing explained that the proposed UDO revision removes the reference to Area V and instead applies the standard to all Redevelopment Areas that are identified within the Comprehensive Plan Future Land Use & Character Map. The Comprehensive Plan Amendment and UDO revision stem from the Small Area Plan Audit and its findings which were accepted by the City Council on September 22, 2022. The audit recommended that the following four plans be expired as they are beyond their original planning horizon and no longer represent the existing conditions of their respective planning boundaries – the Central College Station Neighborhood Plan, the Eastgate Neighborhood Plan, the Southside Area Neighborhood Plan, and the South Knoll Neighborhood Plan.

The Planning & Zoning Commission heard this item at their November 3, 2022 meeting and recommended approval. Staff recommends approval.

At approximately 7:40 p.m., Mayor Mooney opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 7:40 p.m.

MOTION: Upon a motion made by Councilmember Maloney, and a second by Councilmember Brick, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2022-4405,

amending Appendix A, “Unified Development Ordinance,” Article 7, "General Development Standards," Section 7.3.C "Dimensions, Access, and Location,” of the Code of Ordinances of the City of College Station, Texas, regarding the allowable location for single-family parking. The motion carried unanimously.

9.4. Presentation, discussion, and possible action regarding a Semi-Annual Report on System-Wide Impact Fees for Water, Wastewater, and Roadway.

Carol Cotter, Planning and Development Services, presented Semi-Annual Report that documents the period of April 1, 2022 through September 30, 2022. There have been no major changes in the water, wastewater, or roadway impact fee programs during this reporting period. This report included a summary of the utility and roadway impact fees collected, transferred, and available for capital improvement projects. It also listed ongoing capital improvement projects partially funded by impact fee revenues.

Impact Fee Program Overview – 2021 Study Updates

System-Wide Impact Fee	Adopted Max Rate	Collection Rate Res / Com	Total Estimated Capital Costs	Max Recoverable Costs (2021 - 2031)	Impact Fees Collected Since 2016
Water	\$3,877	\$550 / \$500	\$67,722,554	\$54,457,437	\$1,995,905
Wastewater	\$5,572	\$3,300 / \$3,000	\$189,748,166	\$71,917,188	\$9,581,173
Roadway A	\$499	\$438.83 / \$80	\$13,915,012	\$9,052,650	\$817,292
Roadway B	\$1,261	\$438.83 / \$80	\$48,390,353	\$20,114,165	\$1,573,987
Roadway C	\$2,127	\$438.83 / \$80	\$78,250,564	\$25,687,488	\$1,185,268
Roadway D	\$3,452	\$438.83 / \$80	\$74,492,580	\$57,399,762	\$636,752
Roadway Totals			\$215,048,509	\$112,254,065	\$4,213,299

Impact Revenues

System-Wide Impact Fee	FY17	FY18	FY19	FY20	FY21	FY22	FY22 2 nd 6 Month Reporting Period	Total Impact Fees Collected FY17-FY22
Water	\$45,075	\$339,325	\$335,400	\$381,880	\$414,350	\$474,025	\$210,925	\$1,995,905
Wastewater	\$155,475	\$1,606,025	\$1,575,150	\$1,666,800	\$2,224,650	\$2,333,880	\$1,000,980	\$9,581,030
Roadway A	\$0	\$40,893	\$81,193	\$123,327	\$117,261	\$454,618	\$92,086	\$817,292
Roadway B	\$0	\$32,671	\$80,625	\$427,118	\$538,988	\$494,585	\$386,521	\$1,573,987
Roadway C	\$0	\$156,540	\$391,243	\$186,979	\$194,634	\$255,872	\$120,924	\$1,185,268
Roadway D	\$0	\$33,000	\$150,526	\$79,161	\$85,404	\$288,661	\$116,666	\$636,752
Roadway Totals	\$0	\$263,104	\$703,587	\$816,585	\$936,287	\$1,493,736	\$716,197	\$4,213,299

Impact Fee Capital Improvement Plan Implementation

System-Wide Impact Fee	Impact Fees Allocated	Developer Constructed (Estimated)	City Funded	Total Capital Project Expenditures
Water	\$1,596,085	\$120,000	\$32,074,478	\$33,790,563
Wastewater	\$6,613,956	\$690,000	\$69,686,173	\$76,990,129
Roadway A	\$317,500	\$0	\$362,232	\$679,732
Roadway B	\$617,500	\$0	\$24,331,705	\$24,949,205
Roadway C	\$793,333	\$77,667	\$35,236,194	\$36,107,194
Roadway D	\$317,500	\$777,500	\$10,407,898	\$11,502,898
Roadway Totals	\$2,045,833	\$855,167	\$70,338,029	\$73,239,029

The Impact Fee Advisory Committee (IFAC) heard this item at their meeting on November 3, 2022 and recommended acceptance of the report. Staff recommends that Council acknowledge and accept the Semi-Annual Report – No Further Action is required at this time.

MOTION: Upon a motion made by Councilmember Nichols, and a second by Councilmember Maloney, the City Council voted seven (7) for and none (0) opposed, to approve a Semi-Annual Report on System-Wide Impact Fees for Water, Wastewater, and Roadway. The motion carried unanimously.

10. Council Calendar

Council reviewed the calendar.

11. Items of Community Interest: The Council may receive reports from a Council Member or City Staff about items of community interest for which notice has not been given, including: expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognitions of a public official, public employee, or other citizen; reminders of upcoming events organized or sponsored by the City of College Station; information about a social, ceremonial or community event organized or sponsored by an entity other than the City of College Station that is scheduled to be attended by a Council Member, another city official or staff of the City of College Station; and announcements involving an imminent threat to the public health and safety of people in the City of College Station that has arisen after the posting of the agenda.

Councilmember Brick congratulated the incoming elected officials.

Councilmember Crompton spoke to honor Mayor Mooney, due his scheduled absence at the November 21, 2022, Council Meeting.

Councilmember Mooney recognized Councilmember Crompton for his service on City Council.

Mayor Mooney expressed that it has been his honor to serve on this Council.

Councilmember Maloney recognized the incoming elected officials and the core cadets escorting

students across campus at night.

12. Council Reports on Committees, Boards, and Commission: A Council Member may make a report regarding meetings of City Council boards and commissions or meetings of boards and committees on which a Council Member serves as a representative that have met since the last council meeting. (Committees listed in Coversheet)

Nothing to report at this time.

13. Future Agenda Items and Review of Standing List of Council Generated Future Agenda Items: A Council Member may make a request to City Council to place an item for which no notice has been given on a future agenda or may inquire about the status of an item on the standing list of council generated future agenda items. A Council Member's or City Staff's response to the request or inquiry will be limited to a statement of specific factual information related to the request or inquiry or the recitation of existing policy in response to the request or inquiry. Any deliberation of or decision about the subject of a request will be limited to a proposal to place the subject on the agenda for a subsequent meeting.

Councilmember Crompton requested the future Council review the current Impact Fees.

14. Adjournment.

There being no further business, Mayor Mooney adjourned the Meeting of the City Council at 8:20 p.m. on Thursday, November 10, 2022.

Karl Mooney, Mayor

ATTEST:

Tanya Smith, City Secretary

November 21, 2022

Item No. 8.2.

**Purchase of 2022 and 2023 PC replacements from Dell Technologies in the amount of
\$201,442.95**

Sponsor: Sam Rivera

Reviewed By CBC: City Council

Agenda Caption: Presentation, possible action, and discussion regarding purchasing of replacement computers from Dell Technologies for \$201,442.95.

Relationship to Strategic Goals:

Core Services and Infrastructure

Recommendation(s): CIO recommends approval

Summary: The City's IT department replaces all City PCs after they have been in use for 4 years. This replacement includes laptops, micro stations, towers, and docks. Every year, IT reviews the current list of technological equipment and replaces them if they have reached end of life (4 years of use). This purchase from Dell includes 75 laptops, 36 micro desktops, 11 full size desktops and 91 docking stations. A total of 122 computers will be purchased. We have asked Dell to stagger shipment into 3 equal shipments in order to minimize the time from receipt and deployment.

These devices will be used to complete the remaining 2022 replacements and start the 2023 replacements for multiple City departments.

Budget & Financial Summary: Funds are available in the IT Replacement Fund. The one-time costs of these devices are \$201,442.95. There are no recurring costs. The pricing is based on the contract that Dell has with Texas DIR (DIR-TSO-3763).


Attachments:

1. Dell Q285900 102022 - 21

Subtotal (213)	\$201,442.95
Estimated Shipping	\$0.00
Total	\$201,442.95

✓ You've successfully saved a new eQuote - #3000134285900

Details	Billing	Shipping	Payment method
2022 & 2023 Replacements Phase 2 Quote number # 3000134285900 Created October 20, 2022 Expires November 19, 2022 Created by Ivierus@cstx.gov Authorized buyer Tech Services	Order contact Larry Vierus CITY OF COLLEGE STATION Contract Code: C000000006841 Customer agreement number: TX DIR-TSO-3763 Phone number: (979) 764-3569 Additional: Ivierus@cstx.gov Billing information ACCOUNTING DEPT CITY OF COLLEGE STATION PO BOX 9960, COLLEGE STATION, TX, 77842 Customer number: 103521573 Phone number: (979) 764-3569 Additional: JPAVLICEK@CSTX.GOV Tax exemption I am tax exempt	Shipping information Larry Vierus CITY OF COLLEGE STATION 1101 Texas Ave S, College Station, TX, 77840-2433 Phone number: (979) 764-6319 Additional: Ivierus@cstx.gov Delivery method FREE Standard Delivery Trade compliance No, I will not be exporting	

Items	Quantity	Unit Price	Item total																																																																						
<div><div></div><div><div><u>Dell Latitude 5530</u></div><div>Estimated Delivery FREE Standard Delivery to 77840-2433 by Monday, November 21, 2022</div><div>Catalog Number: 84 / rcrc1416585-6737280</div></div></div>	73	\$1,478.77	\$107,950.21																																																																						
<table><tr><th>Category</th><th>Description</th><th>Code</th><th>SKU</th><th>ID</th></tr><tr><td>Base</td><td>Dell Latitude 5530 XCTO Base</td><td>GRJY345</td><td>[210-BDLN]</td><td>1</td></tr><tr><td>Processor</td><td>12th Gen Intel® Core™ i7-1265U, vPro® Enterprise (12 MB cache, 10 cores, 12 threads, up to 4.80 GHz)</td><td>GWP09SH</td><td>[379-BETU]</td><td>146</td></tr><tr><td>Operating System</td><td>Windows 10 Pro (Windows 11 Pro license included), English, French, Spanish</td><td>G42N6D1</td><td>[619-AQMP]</td><td>11</td></tr><tr><td>Office Productivity Software</td><td>No Microsoft Office License included</td><td>GC70FJV</td><td>[658-BCSB]</td><td>1002</td></tr><tr><td>Base Options</td><td>i7-1265U vPro, NVIDIA GeForce® MX550 Graphics, Thunderbolt</td><td>G4FRQTV</td><td>[338-CDMW] [338-CDKI]</td><td>149</td></tr><tr><td>Systems Management</td><td>Intel ME disabled</td><td>G64GESL</td><td>[631-ADFG]</td><td>49</td></tr><tr><td>Memory</td><td>16 GB, 1 x 16 GB, DDR4, 3200 MHz</td><td>GUW12AB</td><td>[370-AFVP]</td><td>3</td></tr><tr><td>Hard Drive</td><td>256 GB, M.2, PCIe NVMe, SSD, Class 35</td><td>G650K7W</td><td>[400-BNKW]</td><td>8</td></tr><tr><td>Additional Hard Drive</td><td>No Additional Hard Drive</td><td>GNTOSJ7</td><td>[401-AADF]</td><td>637</td></tr><tr><td>LCD</td><td>15.6" FHD (1920x1080) Anti Glare, Touch, 250 nits, FHD IR Camera, WWAN</td><td>G4KFJSM</td><td>[391-BGMN]</td><td>760</td></tr><tr><td>Keyboard</td><td>Single Pointing Backlit English US Keyboard and 10 Key Numpad</td><td>GA6KDNO</td><td>[583-BHBG]</td><td>4</td></tr><tr><td>Mouse</td><td>No Mouse</td><td>G8043UZ</td><td>[570-AADK]</td><td>12</td></tr><tr><td>Wireless Driver</td><td>Wireless Intel AX211 WLAN Driver</td><td>GD9NRKZ</td><td>[555-BHKF]</td><td>7</td></tr></table>	Category	Description	Code	SKU	ID	Base	Dell Latitude 5530 XCTO Base	GRJY345	[210-BDLN]	1	Processor	12th Gen Intel® Core™ i7-1265U, vPro® Enterprise (12 MB cache, 10 cores, 12 threads, up to 4.80 GHz)	GWP09SH	[379-BETU]	146	Operating System	Windows 10 Pro (Windows 11 Pro license included), English, French, Spanish	G42N6D1	[619-AQMP]	11	Office Productivity Software	No Microsoft Office License included	GC70FJV	[658-BCSB]	1002	Base Options	i7-1265U vPro, NVIDIA GeForce® MX550 Graphics, Thunderbolt	G4FRQTV	[338-CDMW] [338-CDKI]	149	Systems Management	Intel ME disabled	G64GESL	[631-ADFG]	49	Memory	16 GB, 1 x 16 GB, DDR4, 3200 MHz	GUW12AB	[370-AFVP]	3	Hard Drive	256 GB, M.2, PCIe NVMe, SSD, Class 35	G650K7W	[400-BNKW]	8	Additional Hard Drive	No Additional Hard Drive	GNTOSJ7	[401-AADF]	637	LCD	15.6" FHD (1920x1080) Anti Glare, Touch, 250 nits, FHD IR Camera, WWAN	G4KFJSM	[391-BGMN]	760	Keyboard	Single Pointing Backlit English US Keyboard and 10 Key Numpad	GA6KDNO	[583-BHBG]	4	Mouse	No Mouse	G8043UZ	[570-AADK]	12	Wireless Driver	Wireless Intel AX211 WLAN Driver	GD9NRKZ	[555-BHKF]	7			
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Operating System	Windows 10 Pro (Windows 11 Pro license included), English, French, Spanish	G42N6D1	[619-AQMP]	11																																																																					
Office Productivity Software	No Microsoft Office License included	GC70FJV	[658-BCSB]	1002																																																																					
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Wireless Driver	Wireless Intel AX211 WLAN Driver	GD9NRKZ	[555-BHKF]	7																																																																					

Category	Description	Code	SKU	ID
Wireless	Intel® AX211 WiFi 6e 2x2 AX+ with Bluetooth® 5.2	GL03PXW	[555-BHHU]	19
Mobile Broadband	Intel XMM 7360 Global LTE-Advanced, Verizon	GU7A2Y1	[556-BCZW]	114
Primary Battery	4 Cell, 58 Wh, ExpressCharge™ Capable	GSJV9PY	[451-BCWY]	112
AC Adapter	E5 90W Adapter, USB Type-C	GCSLM7F	[492-BDGE]	1015
PalmRest	Single Pointing, No Security, Thunderbolt 4	GGA1T3I	[346-BHSU]	55
Security Software	No anti-virus software	GD4K19S	[650-AAAM]	1014
Operating System Recovery Options	OS-Windows Media Not Included	GLA9OQ1	[620-AALW]	200013
Power Cord	E5 Power Cord 1M US	G39AK0Z	[537-BBDK]	20
Setup and Features Guides	Quick setup guide	GFUK5LE	[340-CYGF]	60
Resource Media	No Resource USB Media	G5KFAU6	[430-XXYG]	50
Documentation	Safety/Environment and Regulatory Guide (English/French Multi-language)	G7RB0GY	[340-AGIK]	21
ENERGY STAR	ENERGY STAR Qualified	GPUZBA9	[387-BBPW]	122
FGA Module	No FGA	NOFGA	[817-BBBB]	572
Non-Microsoft Application Software	Dell Applications Windows 10	GZXEOP0	[658-BBMR] [640-BBLW] [525-BBCL] [658-BDVK] [658-BBRB] [658-BEOK] [658-BEQP] [658-BFDQ]	1003
Packaging	Mix Model 90W Adapter + ADL CPU	G4BH1GX	[340-CYUZ]	465
Processor Label	Intel® Core™ i7 non-vPro Processor Label	GS7J6TG	[389-DXDV]	749
Transportation from ODM to region	Standard Shipment (VS)	G1IR983	[800-BBQK]	200080
EAN POD Label	No UPC Label	G8WGTYN	[389-BCGW]	292
Windows AutoPilot	No AutoPilot	GYEO2AP	[340-CKSZ]	291
Camera	FHD/IR Camera, Temporal Noise Reduction, Camera Shutter, Mic	GFPAL0Z	[319-BBIE]	379
Additional Opticals	No Removable CD/DVD Drive	GDCPVR0	[429-AATO]	105
EPEAT 2018	EPEAT 2018 Registered (Gold)	GBU8CHM	[379-BDZB]	200331
Chassis Options	Bottom door ADL DSC-U15W	G25C1BN	[321-BHMS]	116
Service	4 Years ProSupport Plus with Next Business Day Onsite Service	PPN4	[975-3461] [997-8317] [997-8366] [997-8367] [997-8388] [997-8389] [997-8390] [997-8391]	29

OptiPlex 5000 Micro

36

\$989.53

\$35,623.08

Estimated Delivery

FREE Standard Delivery to 77840-2433 by Friday, November 4, 2022

Catalog Number: 84 / rcrc1416585-6738171

Category	Description	Code	SKU	ID
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Category	Description	Code	SKU	ID
OptiPlex 5000 Micro	OptiPlex 5000 Micro	GD5HPNX	[210-BCRG]	1
Processor	12th Generation Intel® Core™ i7-12700 T (12 Cores/25MB/20T/1.4GHz to 4.7 GHz/35W)	GYHE073	[338-CCYH]	146
Operating System	Windows 11 Pro, English, French, Spanish	G0Y1P9E	[619-AQLP]	11
Microsoft Application Software	No Microsoft Office License included	GC70FJV	[658-BCSB]	1002
Dell Endpoint Security	VMWCB Endpoint Stnd NGAV B-EDR w/ ProSupport 1yr	G4B3QJR	[528-CHEC]	200465
Memory	16 GB, 1 x 16 GB, DDR4	GU5M91A	[370-AFWB]	3
Hard Drive	M.2 2230 256GB PCIe NVMe Class 35 Solid State Drive	GBN5PW9	[773-BBBC] [412-AAZO] [400-BEUW]	8
Additional Hard Drive	No Additional Hard Drive	G780XKR	[401-AANH]	637
Chassis Options	OptiPlex 5000 Micro	G72VBS5	[329-BGMI]	116
Power Supply	130 Watt A/C Adapter	GXUJ69T	[450-ALFN]	1015
Power Cord	Power Cord (US) for 180W Adapter	G1S6LHJ	[450-AAZN]	20
Wireless	Intel Wi-Fi-6E 2x2 AX211 Bluetooth 5.2 Wireless Card with External Antenna	GEKX6SJ	[555-BH DU] [555-BHDT]	19
Wireless Driver	Wireless Driver, Intel AX211	G1D5IAV	[555-BHJJ]	7
Serial Port Adapter	Optional HDMI 2.0b Video Port	G7WLITD	[382-BBLH]	698
Software Stack	Dell Applications for Windows 11 with Dell Optimizer and IRST	G91GS8R	[658-BFJT] [658-BEQP] [658-BEOK] [658-BBRB] [525-BBCL] [640-BBLW] [658-BBMR] [658-BFDQ]	1003
Operating System Recovery Options	OS-Windows Media Not Included	GLA9OQ1	[620-AALW]	200013
ENERGY STAR	ENERGY STAR Qualified	G6J34SM	[387-BBLW]	122
Documentation	Safety/Environment and Regulatory Guide (English/French Multi-language)	G7RB0GY	[340-AGIK]	21
System Monitoring Options	Dell Watchdog Timer	G2WQ13L	[379-BESJ]	39
Placemat	Quick Start Guide	G601K2C	[340-CYEU]	60
EAN/UPC Labels	No UPC Label	G8WGTYN	[389-BCGW]	292
Bios for TPM	Trusted Platform Module (Discrete TPM Enabled)	GJMDKT6	[329-BBJL]	297
Shipping Material	Shipping Material	GQKNZ40	[340-CQYN] [389-BBUU]	465
Label	Regulatory Label for OptiPlex 5000 Micro 130W	GLUE5DQ	[386-BBBT]	676
Processor Label	Intel Core i7 vPro Essentials Processor Label	G96EY7F	[340-CYUP]	749
Transportation from ODM to region	Standard shipment	GQT8IGC	[800-BBIO]	200080
Protect Your New PC	No anti-virus software	GD4K19S	[650-AAAM]	1014
Keyboard	Dell KB522 Business Multimedia Keyboard (US)	GHRL7AX	[580-AFWH]	4
Mouse	Dell Optical Mouse - MS116 (Black)	GWDQT30	[570-ABIE]	12

Category	Description	Code	SKU	ID
Back Cover	No Cable Cover	GDT2C7Z	[325-BCZQ]	376
Adapter	No Additional Cable	GIX0L8M	[379-BBCY]	592
External Speakers	No External Speaker	GTNM7E2	[817-BBBC]	200095
Stands and Mounts	No Stand or Mount	GJ05ZSE	[575-BBBI]	558
FGA Module	No FGA	NOFGA	[817-BBBB]	572
Speakers	Internal Speaker	GSMO32H	[520-AAVE]	18
TAA	No Federal Order	GUSA19Y	[340-ACQQ]	97
Windows AutoPilot	No AutoPilot	GYEO2AP	[340-CKSZ]	291
GSA Purchase Order	OS-Windows Media Not Included	G097WRT	[620-AALW]	1334
EPEAT 2018	EPEAT 2018 Registered (Silver)	GTZOE2H	[379-BDTO]	200331
Systems Management	Intel vPro® Essentials	GQ74LK5	[631-ADES]	49
Hardware Support Services	3 Years ProSupport Plus with Next Business Day Onsite Service-Disti SNS	PPN39	[804-9043] [804-9095] [804-9096] [804-9097] [804-9098] [997-8367]	29

7770 w/ win11

2

\$3,381.58

\$6,763.16



Estimated Delivery

FREE Standard Delivery to 77840-2433 by
Wednesday, November 9, 2022

Catalog Number: 84 / rcrc1416585-6715278

Category	Description	Code	SKU	ID
Base	Dell Mobile Precision Workstation 7770 CTO	GLB903N	[210-BECD]	1
Processor	Intel Core i9-12950HX (30 MB cache, 24 threads, 16 cores, 2.30 GHz to 5.00 GHz, vPro)	GZXSIP1	[379-BEVE]	146
Operating System	Windows 11 Pro, English, French, Spanish	GB0LZO9	[619-AQCE]	11
Office Productivity Software	No Microsoft Office License included	GC70FJV	[658-BCSB]	1002
Windows AutoPilot	No AutoPilot	GYEO2AP	[340-CKSZ]	291
Chassis Options	Intel Core i9-12950HX, 30MB Cache, 24 Threads, 16 Core, 2.3GHz to 5.0GHz vPro	GW141RS	[329-BGZM]	149
Video Card	NVIDIA® RTX™ A3000, 12 GB GDDR6	GS8D5QG	[490-BHOV]	6
Systems Management	vPro Manageability	GXLU4C9	[631-ADLH]	49
LCD	17.3-inch, FHD 1920 x 1080, 60 Hz, Anti-Glare, Non-Touch, 99% DCIP3, 500 Nits, RGB Cam/Mic WLAN	G85R42I	[391-BGSR]	760
Camera	FHD Camera, No ExpressSign-In, Camera Shutter, Mic	G02Q8CR	[319-BBIW]	379
Memory	32 GB, 1 x 32 GB, DDR5, 4800 MHz CARM Module	GH6PCZ8	[370-AHCK]	3
Hard Drive	256 GB, M.2 2230, Gen 4 PCIe x4 NVMe, SSD	G4WGF7B	[400-BNTE]	8
Additional Hard Drive	No Additional Hard Drive	GBAK075	[401-AAGM]	637
3rd Hard Drive	No Additional Hard Drive	GBAK075	[401-AAGM]	54

Category	Description	Code	SKU	ID
4th Hard Drive	No Additional Hard Drive	GBAK075	[401-AAGM]	51
Raid Connectivity	NO RAID	G0UXYJZ	[780-BBFE]	1009
Keyboard	Single Pointing Non-Backlit English US Keyboard and 10 Key Numpad	GLE3GWZ	[583-BHBH]	4
PalmRest	No Security Palmrest	G6TF40L	[346-BIEW]	55
Back Cover	No SmartCard and no SSD Door	G1P3D98	[354-BBFH]	376
Wireless	Intel Wi-Fi 6/6E (up to 6GHz) AX211 2x 2 with Bluetooth Wireless	G0AR9GC	[555-BHMS]	19
Mobile Broadband	No Mobile Broadband Card	GR957IY	[556-BBCD]	114
Primary Battery	6-Cell 93WHr Lithium Ion Battery	GXFYED0	[451-BCXS]	112
Power Supply	240W SFF Power Adapter	GPVNLS5	[492-BDGP]	1015
ENERGY STAR	Not ENERGY STAR Qualified	G1ZWASL	[387-BBDO]	122
EPEAT 2018	Not EPEAT Registered	GQY6H8V	[389-DVNR]	200331
Resource Media	Resource Media not Included	GJMH5WU	[430-XYGV]	50
Operating System Recovery Options	OS-Windows Media Not Included	GLA90Q1	[620-AALW]	200013
Setup and Features Guides	Quick Setup Guide for Mobile Precision 7770	GDA8F6B	[340-DBNW]	60
FGA Module	No FGA	NOFGA	[817-BBBB]	572
Power Cord	E5 Power cord 1M US	GBSC2GX	[450-ALLF]	20
Documentation	Safety and Regulatory Documents English, French, Dutch	GDJVQ4P	[340-AGIK]	21
Transportation from ODM to region	Standard Shipment (EL)	G3ULI9Z	[800-BBGH]	200080
EAN/UPC Label	No UPC Label	NOLBL	[389-BCGW]	292
Processor Label	Intel Gen 12 CPU label for Core i9 vPro	GJU49X8	[389-EDDK]	749
Dell Application Software	Dell Applications Windows 11	GWP65JH	[525-BBCL] [640-BBLW] [640-BBSC] [658-BBMR] [658-BBRB] [658-BDVK] [658-BEOK]	1003
Packaging	Mix Model Packaging 240W	GBRHN5D	[340-DBXI]	465
Protect your new PC	No anti-virus software	GE6CPVS	[650-AAJS]	1014
Wireless Driver	Wireless Intel AX211 WLAN Driver	GT9QACO	[555-BHWR]	7
Hardware Support Services	3 Years ProSupport Plus with Next Business Day Onsite Service	GMZL6JX	[823-3810] [823-3842] [823-3850] [823-3858] [823-3868] [997-8367]	29



Precision 3660 Tower

11

\$2,370.88

\$26,079.68

Estimated Delivery


FREE Standard Delivery to 77840-2433 by Thursday, November 3, 2022

Catalog Number: 84 / rcrc1416585-6737271

Category	Description	Code	SKU	ID
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Category	Description	Code	SKU	ID
Processor	12th Gen Intel® Core™ i9-12900 (30 MB cache, 16 cores, 24 threads, 2.40 GHz to 5.10 GHz Turbo, 65 W)	G93XY5T	[338-CDBL] [412-ABBQ]	146
Operating System	Windows 11 Pro, English, French, Spanish	GB0LZO9	[619-AQCE]	11
Microsoft Office	No Microsoft Office License included	GC70FJV	[658-BCSB]	1002
Chassis Options	Precision 3660 Tower with 500W (80 Plus Platinum) PSU	GH8W01B	[321-BHGG]	116
Memory	32 GB, 2 x 16 GB, DDR5, 4400 MHz	GRZ530C	[370-AGYF]	3
Video Card	NVIDIA® GeForce RTX™ 3060, 12 GB GDDR6, 3 DP, HDMI	G5N40AQ	[490-BHKS]	6
Storage Configuration (Boot Drive)	C1: M.2 SSD Boot + Optional M.2 SSD (No SATA HDD)	G14KN0U	[449-BBXF]	276
Raid Connectivity	No SATA RAID	G9BYT4Q	[780-BBCJ]	1009
1st M.2 NVMe SSD	512GB PCIe NVME™ Class 40 M.2 SSD	G4XZ92I	[400-BNGP] [412-AAZW]	102
Additional M.2 NVMe SSD	No Hard Drive	GMKBO5E	[400-AKZR]	202
1st Hard Disk Drive	No Hard Drive	GMKBO5E	[400-AKZR]	8
2nd Hard Disk Drive	No Hard Drive	GMKBO5E	[400-AKZR]	637
3rd Hard Disk Drive	No Hard Drive	GMKBO5E	[400-AKZR]	54
4th Hard Disk Drive	No Hard Drive	GMKBO5E	[400-AKZR]	51
Additional Network Add-in-cards	No Additional Network Card Selected (Integrated NIC included)	GPQ31WV	[555-BBJO]	13
Wireless	Intel Wi-Fi 6E (6GHz) AX211 2x2 Bluetooth 5.2 Wireless Card	G0I7S2B	[555-BHHR] [555-BHHI]	19
PCIe I/O Add-in-cards	Not selected in this configuration	GY2RECF	[817-BBBC]	666
Optional Integrated Video or USB Ports	No Additional Port	GH2ILWN	[492-BCLP]	36
CD ROM/DVD ROM	No Optical Drive	GX7JTRL	[429-ABMS]	16
Optical Software	Cyberlink Media Suite Essentials for Windows 10 and DVD drive (without Media)	GWNM30Y	[658-BBTV]	597
Intel Active Management Technology	Intel Management Engine with vPro	GRA5PXN	[631-ADHW]	49
Keyboard	Dell KB216 Wired Keyboard English, US	GZDPBC1	[580-ADJC]	4
Mouse	Dell Optical Mouse - MS116 (Black)	GWDQT30	[570-ABIE]	12
E-Star	ENERGY STAR Qualified	G6J34SM	[387-BBLW]	122
EPEAT	EPEAT 2018 Registered (Gold)	GBU8CHM	[379-BDZB]	200331
TPM Security	Dell Precision TPM	G1MEH6P	[340-ACBY]	297
Thermal Cooling	Standard CPU Air Cooler	GD7YWQF	[412-ABBU]	412
Driver	WLAN Intel® AX211 wireless card driver	G0BIV32	[555-BHQF]	7
Power Cord	US Power Cord	GPYN5HX	[450-AHDU]	20
Documentation/Disks	Safety/Environment and Regulatory Guide (English/French Multi-language)	G7RB0GY	[340-AGIK]	21
Placemat	Quick Setup Guide, Precision 3660	G5RP6E3	[340-CYVU]	60
UPC Label	No UPC Label	G8WGTYN	[389-BCGW]	292

Category	Description	Code	SKU	ID
Packaging	Shipping Material for MT	GG6R8EP	[340-CZQO] [340-CBUU]	465
Label	500W Platinum PSU Label	GO87ARH	[389-EDFT]	676
Processor Branding	Intel Core i9 vPro Enterprise Processor Label	GE9HNOM	[389-EDDS]	749
Internal Speakers	Internal Speaker for Precision 3660	GUXA8NO	[520-AAVW]	18
External Optical Device	No External ODD	GVTOW4N	[429-ABGY]	317
Windows AutoPilot	No AutoPilot	GYEO2AP	[340-CKSZ]	291
Monitor Stands	No Stand	GK0645E	[575-BBCH]	558
Cables and Dongles	No Additional Cable	GIX0L8M	[379-BBCY]	592
Operating System Recovery Options	OS-Windows Media Not Included	GLA9OQ1	[620-AALW]	200013
External Speakers	No External Speaker	GTNM7E2	[817-BBBC]	200095
Non-Microsoft Application Software	Windows Software Applications	GTLCJ0Y	[658-BEOK] [658-BBRB] [658-BBMR] [640-BBSC] [640-BBLW] [525-BBCL] [640-BBSN]	1003
Protect your new PC	No anti-virus software	GD4K19S	[650-AAAM]	1014
Hard Drive Software	Intel® Rapid Storage Technology Driver, Precision 3660T	G8I1NEC	[409-BCWP]	707
FGA Module	No FGA	NOFGA	[817-BBBB]	572
Precision 3660 Tower	Precision 3660 Tower CTO BASE	G8GMFI3	[210-BCUR]	1
Services:Hardware Support	3 Years ProSupport with Next Business Day Onsite Service	PN3	[997-6782] [997-2836] [997-2808] [989-3449]	29



Dell Thunderbolt 4 Dock- WD22TB4

91

\$275.02

\$25,026.82

Estimated Delivery
FREE Standard Delivery to 77840-2433 by Friday, October 28, 2022

Catalog Number: 84 / rcrc1416585-6737300

Category	Description	Code	SKU	ID
BASE,DS,WD22TB4 US 180W	Dell Thunderbolt 4 Dock - WD22TB4	GBNM2HY	[210-BDQH]	1
Services:Hardware Support	3 Years Advanced Exchange Service	G9OGYFH	[872-8557] [872-8550]	29

Subtotal (213): \$201,442.95	
Subtotal (213)	\$201,442.95
Estimated Shipping	\$0.00
Total	\$201,442.95

- Support

Order Status

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Peripherals

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Ultrabook, Celeron, Celeron Inside, Core Inside, Intel, Intel Logo, Intel Atom, Intel Atom Inside, Intel Core, Intel Inside, Intel Inside Logo, Intel vPro, Itanium, Itanium Inside, Pentium, Pentium Inside, vPro Inside, Xeon, Xeon Phi, Xeon Inside, and Intel Optane are trademarks of Intel Corporation or its subsidiaries in the U.S. and/or other countries.

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^DELL BUSINESS CREDIT (DBC): Offered to business customers by WebBank, who determines qualifications for and terms of credit. Taxes, shipping and other charges are extra and vary. The Total Minimum Payment Due is the greater of either \$20 or 3% of the New Balance shown on the statement rounded up to the next dollar, plus all past due amounts. Dell and the Dell logo are trademarks of Dell Inc.

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¹Subject to applicable law and regulations.ALL ORDERS ARE SUBJECT TO APPROVAL AND ACCEPTANCE BY DELL. Pricing, availability and other terms of offer may be withdrawn or changed without notice. Dell cannot be held responsible for errors in typography or photography.

November 21, 2022

Item No. 8.3.

Change Order #2 with SEL Engineering Services for Spring Creek Substation Project

Sponsor: Timothy Crabb, Director of Electric

Reviewed By CBC: N/A

Agenda Caption: Presentation, discussion, and possible action regarding approval of a Change Order to a Contract with Schweitzer Engineering Laboratories (SEL) for an increase of \$21,645.17 for a new not-to-exceed amount of \$516,645.17.

Relationship to Strategic Goals:

Core Services and Infrastructure

Recommendation(s): Staff recommends approving Change Order #2 for \$21,645.17 to Contract 18300472Y3 with SEL for a new total not to exceed \$516,645.17.

Summary: Contract 18300472 was originally approved by Council on May 25, 2018, Item 2e, as a 3-year agreement, not-to-exceed \$400,000 per year, for electric engineering services, as needed. The Spring Creek Ring Bus Modification was a major project under this contract and an initial change order was approved for an additional \$95,000 and extension of the term for engineering needed to complete the project.

Change Order #2, in the amount of \$21,645.17, will close out the final revised relay engineering work related to the third power transformer addition at Spring Creek Substation.

Budget & Financial Summary: Funds for the additional \$21,645.17 are available through the Spring Creek Substation Ring Bus Modification project in the Electric Capital Improvements Projects fund.

Attachments:

1. C#18300472 Y3 CO 2

CHANGE ORDER NO.		DATE: August 12, 2022		Contract No. 18300472 (Year 3)		
PO No.		PROJECT: Engineering Services as Needed				
OWNER: City of College Station P.O. Box 9960 College Station, Texas 77842			CONTRACTOR: SEL Engineering Services, Inc. 2350 NE Hopkins Court Ph: 1-509-332-1890 Pullman, Washington 99163 Fax: 509-334-4946			
PURPOSE OF THIS CHANGE ORDER: Increase the year 3 contract amount, and extend the completion date to allow for completion of the Spring Creek Ring Bus Modification Project, Relay Re-work for 3rd Transformer Addition. Both Parties Mutually agree to all other terms and conditions previously agreed to and accepted remain unchanged.						
ITEM NO	UNIT	DESCRIPTION	UNIT PRICE	ORIGINAL QTY	REVISED QTY	ADDED COST
1	1	Relay Rework for Spring Creek Ring Bus Modification*	\$21,645.17		1	\$21,645.17
2						\$0.00
3						\$0.00
					TOTAL	\$21,645.17
THE NET AFFECT OF THIS CHANGE ORDER IS 0.27 % INCREASE'						
*NOTE: Because this is a blanket engineering services contract for a number of projects, the Spring Creek project overages resulted in an actual change to the contract of \$21,645.17.						
LINE 1 (acct./work order number)			\$21,645.17			
LINE 2 (acct./work order number)			\$0.00			
LINE 3 (acct./work order number)			\$0.00			
TOTAL CHANGE ORDER			21,645.17			
ORIGINAL CONTRACT AMOUNT			\$400,000.00			
CHANGE ORDER NO. 1			\$95,000.00	23.75%		
CHANGE ORDER NO. 2			\$21,645.17	5.41%		
REVISED CONTRACT AMOUNT			\$516,645.17	29.16%	TOTAL CHANGE	
ORIGINAL CONTRACT TIME			365 Days			
Time Extension No. 1 + No. 2			395 Days			
Revised Contract Time			760 Days			
SUBSTANTIAL COMPLETION DATE			6/30/2021			
REVISED SUBSTANTIAL COMPLETION DATE			5/31/2022			
REVISED SUBSTANTIAL COMPLETION DATE			8/30/2022			
APPROVED						
_____ A/E CONTRACTOR		_____ Date		_____ DEPARTMENT DIRECTOR		_____ Date
_____ N/A CONSTRUCTION CONTRACTOR		_____ Date		_____ ASST CITY MGR - CFO		_____ Date
_____ PROJECT MANAGER		_____ Date		_____ CITY ATTORNEY		_____ Date
_____ N/A CITY ENGINEER		_____ Date		_____ CITY MANAGER		_____ Date

November 21, 2022

Item No. 8.4.

Change Order to PO 22202156 with Techline for Warehouse Transformer Inventory

Sponsor: Timothy Crabb, Director of Electric

Reviewed By CBC: N/A

Agenda Caption: Presentation, discussion, and possible action regarding approval of a Change Order for Purchase Order with Techline Inc., for electric warehouse inventory of transformers increasing of \$246,875.81 for a new purchase order amount of \$2,073,697.81.

Relationship to Strategic Goals:

Core Services and Infrastructure
Financially Sustainable City

Recommendation(s): Staff recommends an increase to PO 22202156 with Techline, Inc. in the amount of \$246,875.81.

Summary: Staff issued Bid #22-043 on February 2, 2022, for Electric Three-Phase Padmount Transformers, and the bid was opened on February 18, 2022. Six (6) responsive proposals were received and reviewed by Electric staff for pricing, delivery lead times, and to ensure the compliance of required specifications. Council approved the original award for electric transformers on February 24, 2022, Item #7.9.

Due to market volatility in manufacturing, Techline, Inc. has requested a 16.5% increase in unit pricing for units in production on or after November 1, 2022. The adjusted pricing results in an increase in the amount of \$246,875.81, for a new total purchase order amount of \$2,073,697.81. This increase is in accordance with the Escalation/De-escalation clause which was included in the bid's terms and conditions.

Upon Council approval, staff will issue an amended purchase order to the vendor.

Budget & Financial Summary: Funds are available and budgeted within the Electric Fund. Various projects may be expensed as supplies are requisitioned from inventory and issued to staff.

Attachments:

1. Howard Industries Letter



Howard Industries, Inc.

September 30, 2022

Dear Valued Customer:

As you are aware, the distribution transformer industry continues to face significant challenges due to labor and material supply constraints, just as it has for the last few years. The industry-wide production backlog for distribution transformers, due to these constraints, has led to never-before-experienced lead times. In addition to these issues, prices for key commodities in this market are extremely high. Howard is working proactively with our utility partners to navigate these challenges. We are committed to increasing our production rates and reducing our backlog to return to more normal lead times.

Our biggest commodity challenge is silicon core steel. There is a worldwide shortage of this material, and distribution transformer manufacturers are on allocation. After working diligently with our silicon core steel suppliers for over a year, we are happy to report that Howard has secured a significant increase in our core steel allocation beginning on November 1st of this year. We have also negotiated for additional tonnage of amorphous core material in order to increase production. To secure the additional core material (silicon and amorphous) necessary to maintain and increase production, we are incurring costs for these materials that are substantially higher than what we are currently paying.

Howard has also worked to address the labor challenges the market is experiencing. To this end, we instituted significant pay rate increases earlier this month. Pay rates for key positions in the factory were raised considerably to attract and retain skilled workers. While we had not anticipated raising rates at this juncture, we believe the increased rates are necessary to increase production to the desired levels.

Due to the aforementioned issues, Howard cannot maintain pricing on open-spot purchase orders. We are, therefore, instituting an increase of 16.5% on all silicon core open purchase orders and 6% on all amorphous core purchase orders that have not begun the manufacturing process as of November 1st. We appreciate your business, and we hope you understand the necessity of this increase. Your local sales representative will contact you soon regarding the updated pricing.

Sincerely,

Michael Howard

CEO

Howard Industries, Inc.

November 21, 2022

Item No. 8.5.

Four Way Stops - Holleman Dr S at Deacon Dr W and Deacon Dr W at General Pkwy

Sponsor: Emily Fisher, Director of Public Works

Reviewed By CBC: City Council

Agenda Caption: Presentation, discussion, and possible action regarding an ordinance amending Chapter 38, Traffic and Vehicles, Article VI Traffic Schedules, Section 38-1002 Traffic Schedule II, Four-way Stop Intersections, by adding Holleman Drive South at Deacon Drive West and regarding an ordinance amending Chapter 38, Traffic and Vehicles, Article VI Traffic Schedules, Section 38-1002 Traffic Schedule II, Four-way Stop Intersections, by adding Deacon Drive West at General Parkway.

Relationship to Strategic Goals:

1. Core Services & Infrastructure
2. Improving Mobility

Recommendation(s): Staff recommends approval of both ordinances.

Summary: The intersections of Holleman Dr S at Deacon Dr W and Deacon Dr W at General Pkwy are located in and around the Barracks development. Both intersections were two-way stop controlled. When construction to widen Rock Prairie Rd W began, temporary four-way stops were installed at both intersections due to the detour of westbound traffic. Once Rock Prairie W was opened in both directions, the temporary four-way stops were converted back to two-way stop intersections. Upon observation by Public Works staff and based on increased volumes at both intersections, despite construction being complete on Rock Prairie, it was determined that both intersections warrant four-way stops.

Budget & Financial Summary: Funds are available in the Signs and Markings operational budget.

Attachments:

1. Holleman Dr S at Deacon Dr W 4way Stop Ord 11-14-22
2. Location Map Holleman at Deacon
3. Deacon Dr W at GenPkwy 4way stop Ord 11-14-22
4. Location Map Deacon at General

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 38, “TRAFFIC AND VEHICLES,” ARTICLE VI “TRAFFIC SCHEDULES,” SECTION 38-1002 “TRAFFIC SCHEDULE II, FOUR-WAY STOP INTERSECTIONS,” BY ADDING THE INTERSECTION OF HOLLEMAN DRIVE SOUTH AT DEACON DRIVE WEST OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1:** That Chapter 38, “Traffic and Vehicles,” Article VI “Traffic Schedules,” Section 38-1002 “Traffic Schedule II, Four-Way Stop Intersections,” of the Code of Ordinances of the City of College Station, Texas, be amended as set out in **Exhibit “A”** attached hereto and made a part of this Ordinance for all purposes.
- PART 2:** If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.
- PART 3:** That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.
- PART 4:** This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED and APPROVED this _____ day of _____, 20__.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

That Chapter 38, “Traffic and Vehicles,” Article VI. “Traffic Schedules,” Sec. 38-1002 “Traffic Schedule II, Four-Way Stop Intersections” is hereby amended by adding and is to read as follows:

Street

Holleman Drive S.

Intersecting Street

Deacon Drive W.

All-way Stop Holleman Drive S. @ Deacon Drive W.



ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 38, “TRAFFIC AND VEHICLES,” ARTICLE VI “TRAFFIC SCHEDULES,” SECTION 38-1002 “TRAFFIC SCHEDULE II, FOUR-WAY STOP INTERSECTIONS,” BY ADDING THE INTERSECTION OF DEACON DRIVE WEST AT GENERAL PARKWAY OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1:** That Chapter 38, “Traffic and Vehicles,” Article VI “Traffic Schedules,” Section 38-1002 “Traffic Schedule II, Four-Way Stop Intersections,” of the Code of Ordinances of the City of College Station, Texas, be amended as set out in **Exhibit “A”** attached hereto and made a part of this Ordinance for all purposes.
- PART 2:** If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.
- PART 3:** That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.
- PART 4:** This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED and APPROVED this _____ day of _____, 20__.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

That Chapter 38, “Traffic and Vehicles,” Article VI. “Traffic Schedules,” Sec. 38-1002 “Traffic Schedule II, Four-Way Stop Intersections” is hereby amended by adding and is to read as follows:

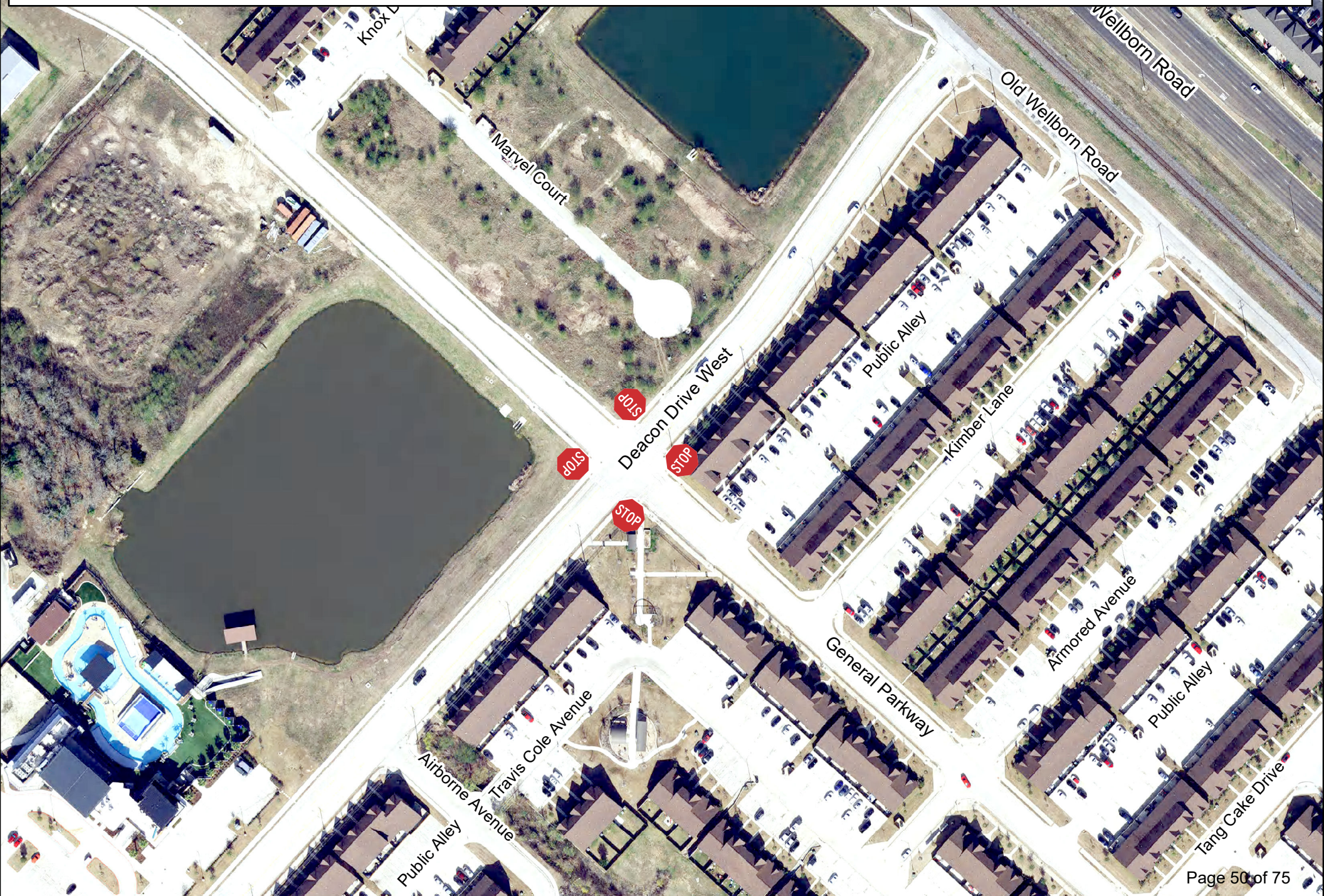
Street

Deacon Drive W.

Intersecting Street

General Parkway

All-way Stop Deacon Drive W. @ General Parkway



November 21, 2022
Item No. 9.1.
Global Student Housing Concept Plan Amendment

Sponsor: Anthony Armstrong

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan for approximately five acres located at 404 Harvey Mitchell Parkway South, generally located east of the Memorial Cemetery Park.

Relationship to Strategic Goals:

- Diverse & Growing Economy

Recommendation(s): The Planning and Zoning Commission heard this item at their November 3, 2022 regular meeting and voted unanimously to recommend approval. Staff recommends approval of the rezoning.

Summary: This request is to amend the Concept Plan for the existing PDD Planned Development District zoning located at 404 Harvey Mitchell Parkway South. The property is the southernmost lot out of three lots that share driveway access off Harvey Mitchell Parkway. The two northern lots have been developed for commercial and office related uses, with this lower lot still undeveloped. The PDD zoning was recently amended in May 2022 to allow a different bedroom-to-unit mix, building layout, and modifications to parking requirements. This Concept Plan amendment is to allow a fire lane to extend around the building and be located between the building and the adjacent cemetery.

Review of Concept Plan:

The Concept Plan provides an illustration of the general layout of the proposed building areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;

6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

Purpose and Intent:

The purpose and intent of this Planned Development District is to provide a multi-family housing product close to campus and the BioCorridor. Community Benefits are shown on the Concept Plan with an increased landscape buffer yard along the shared property line with the Aggie Field of Honor Cemetery and a multi-use path.

The change being made to the proposed Concept Plan is to the driveway around the perimeter of the building. This is to provide better fire protection and aerial access. The driveway will be gated on both ends for emergency access only and will be constructed with grasscrete instead of concrete, to help reduce the amount of paving between the building and landscape buffer. The building will be shifted away from the Cemetery and closer to FM 2818 to accommodate the required landscape buffer and the proposed driveway. The landscape buffer is not being changed.

Base Zoning District and Meritorious Modifications:

The PDD Planned Development District zoning includes a MF Multi-Family base zoning district and all requirements associated with the base zoning district shall apply except where specifically modified herein.

MF Multi-Family zoning traditionally permits non-residential uses up to a maximum of 50 percent of the total floor area if incorporated into the residential structure. Any commercial use will be limited to a maximum of 2,000 sq ft. and with a restriction to restaurant uses only.

The PDD maximum building height will be four stories tall, with a maximum of 199 multi-family units and 339 bedrooms, for an average ratio of 1.7 bedrooms per unit.

The layout of the site is to address concerns regarding noise from the pool amenity area next to the cemetery and apartment buildings blocking the view of Kyle Field from the cemetery. The pool amenity area will be located interior to the site and surrounded by the apartment building itself. The building will open towards Harvey Mitchell, not the cemetery. While a fire lane will now be located between the building and the buffer, the lane will be constructed to fire lane specifications with a product that allows grass to grow over/in it and will be gated for emergency access only. A clear zone easement that prohibits construction in the defined area was established in the southern portion of the property, keeping the line of sight to Kyle Field protected.

Meritorious Modification – parking

UDO requirements for Multi-Family dwelling units are typically 1.5 spaces per bedroom for one-bedroom apartments and 1 space per bedroom for 2+ bedroom units. This meritorious modification is for one parking space per bedroom regardless of the unit size with additional parking provided for staff.

Community Benefits:

Community benefits are those provided by the development that extend beyond the minimum expectations of the zoning and development regulations. The applicant is proposing to keep the same community benefits from the adopted ordinance, related to an expanded buffer yard along the property line shared with the cemetery and the construction of a multiuse path.

The Concept Plan retains the same buffer area with the previously adopted PDD. Section 7.7 of the Unified Development Ordinance requires a minimum 10-foot-wide landscape buffer between the property and the Aggie Field of Honor differing uses. The adopted Concept Plan increased this buffer to 25 feet. The required plantings in the buffer area will meet the standard requirements of Section 7.7. The existing chain-link fence along the property line will be replaced with a minimum 6' tall, completely opaque privacy fence. The intent of the increased buffer width is to address any concerns on the potential visual and audible degradation of the cemetery due to this development.

A proposed multi-use pathway will connect Raymond Stotzer Parkway with existing commercial developments and the proposed multi-family development, allowing commercial properties and the proposed multi-family developments to access Texas A&M University by walking or biking. The pathway will supplement the existing access available for vehicular transportation. A multi-use pathway will provide a connection between this development and Research Park and Texas A&M, which will encourage pedestrian and bicycle traffic. This will be integrated with the newly proposed fire lane that wraps around the building. The Fire Marshal has reviewed and recommends approval of this design.

Parkland:

Fee-in-lieu of parkland dedication will be paid prior to building permits being issued based on the number of bedrooms.

Budget & Financial Summary: N/A

Attachments:

1. Ordinance
2. Vicinity, Aerial, and Small Area Map
3. Background Information
4. PDD Ordinance 2022-4356
5. Applicant's Supporting Information
6. Adopted Concept Plan
7. Proposed Concept Plan

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX A “UNIFIED DEVELOPMENT ORDINANCE,” ARTICLE 4 “ZONING DISTRICTS,” SECTION 4.2, “OFFICIAL ZONING MAP” OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING APPROXIMATELY 4.74 ACRES LOCATED AT 404 HARVEY MITCHELL PARKWAY SOUTH; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Appendix A “Unified Development Ordinance,” Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, be amended as set out in **Exhibit “A”, Exhibit “B” and Exhibit “C”** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 21st day of November, 2022.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit A

That Appendix A “Unified Development Ordinance,” Article 4 “Zoning Districts,” Section 4.2, “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from PDD Planned Development District to PDD Planned Development District:

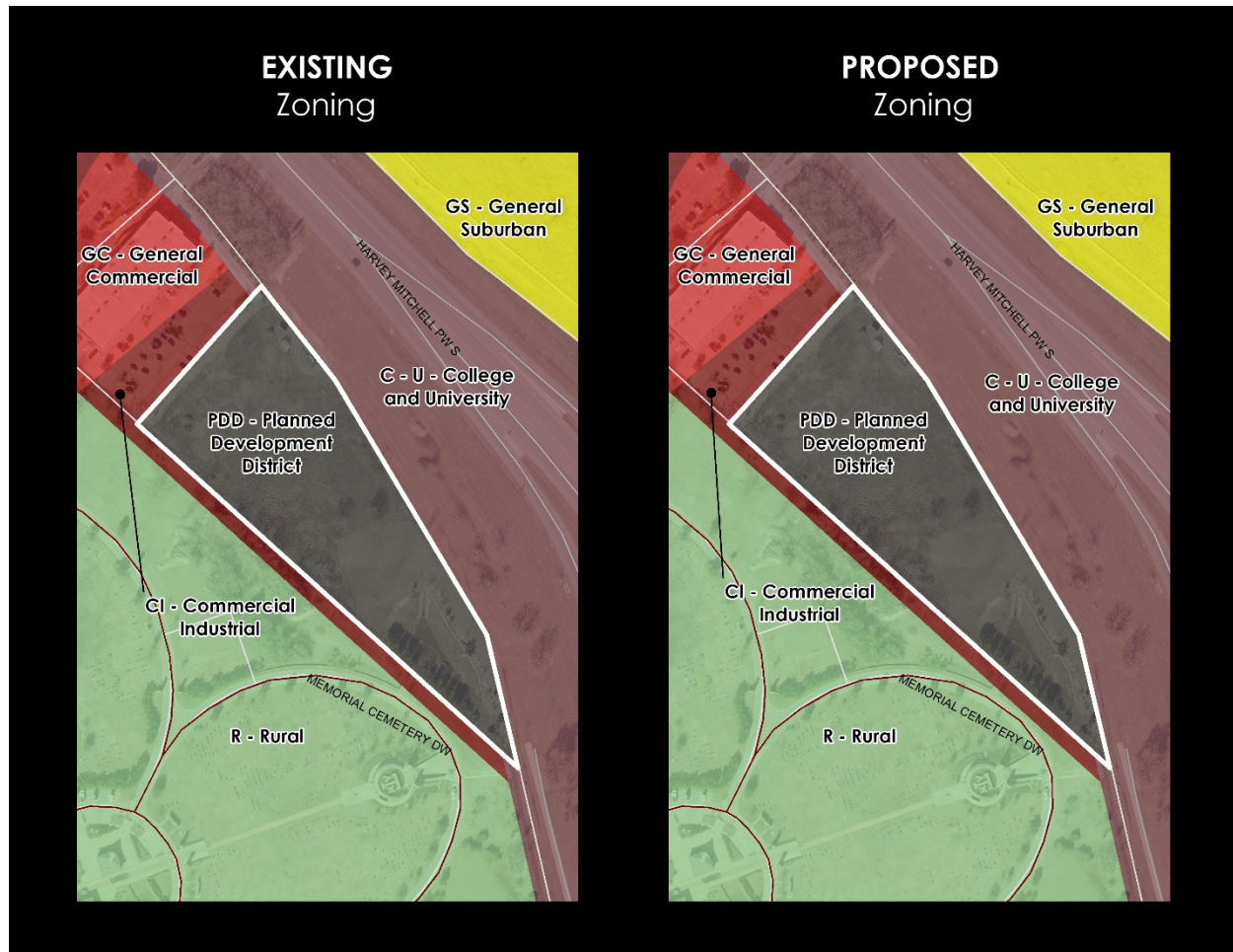


Exhibit B

Purpose and Intent:

The purpose and intent of this Planned Development District is to provide a multi-family housing product close to campus and the BioCorridor. Community Benefits are shown on the Concept Plan with an increased landscape buffer yard along the shared property line with the Aggie Field of Honor Cemetery and a multi-use path.

The only change being made to the proposed Concept Plan is to the driveway around the perimeter of the building. This is to provide better fire protection and aerial access. The driveway will be gated on both ends for emergency access only and will be constructed with grasscrete instead of concrete, to help reduce the amount of paving between the building and landscape buffer. The building will be shifted away from the Cemetery and closer to FM 2818 to accommodate the required landscape buffer and the proposed driveway. The landscape buffer is not being changed.

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The layout of the site is to address concerns regarding noise from the pool amenity area next to the cemetery and apartment buildings blocking the view of Kyle Field from the cemetery. The pool amenity area will be located interior to the site and surrounded by the apartment building itself. The building will open towards Harvey Mitchell, not the cemetery. While a fire lane will now be located between the building and the buffer, the lane will be constructed to fire lane specifications with a product that allows grass to grow over/in it and will be gated for emergency access only. A clear zone easement that prohibits construction in the defined area was established in the southern portion of the property, keeping the line of sight to Kyle Field protected.

Meritorious Modification – parking

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Community Benefits:

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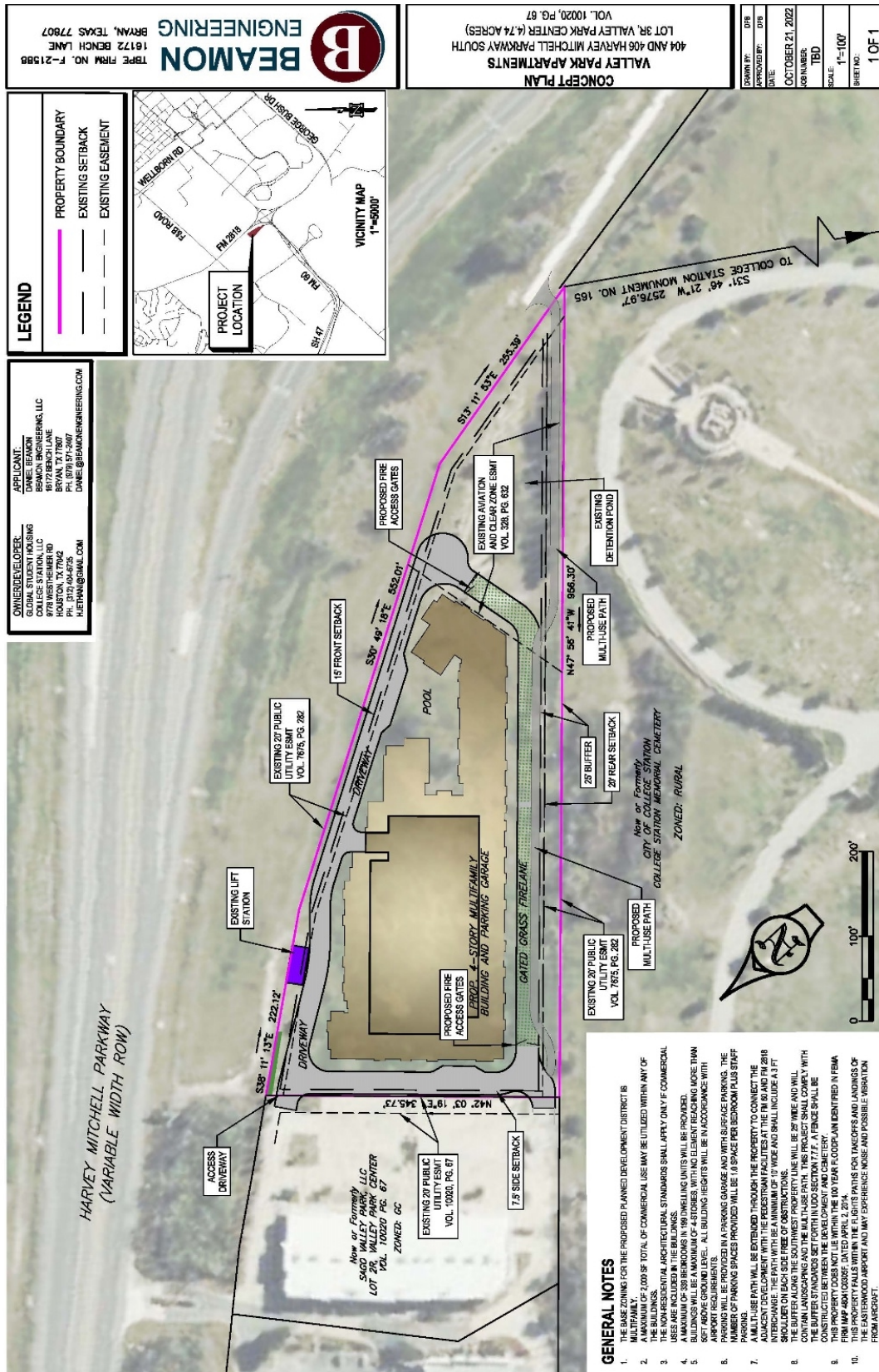
The Concept Plan retains the same buffer area with the previously adopted PDD. Section 7.7 of the Unified Development Ordinance requires a minimum 10-foot-wide landscape buffer between the property and the Aggie Field of Honor differing uses. The adopted Concept Plan increased this buffer to 25 feet. The required plantings in the buffer area will meet the standard requirements of Section 7.7. The existing chain-link fence along the property line will be replaced with a minimum 6' tall, completely opaque privacy fence. The intent of the increased buffer width is to address any concerns on the potential visual and audible degradation of the cemetery due to this development.

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Parkland:

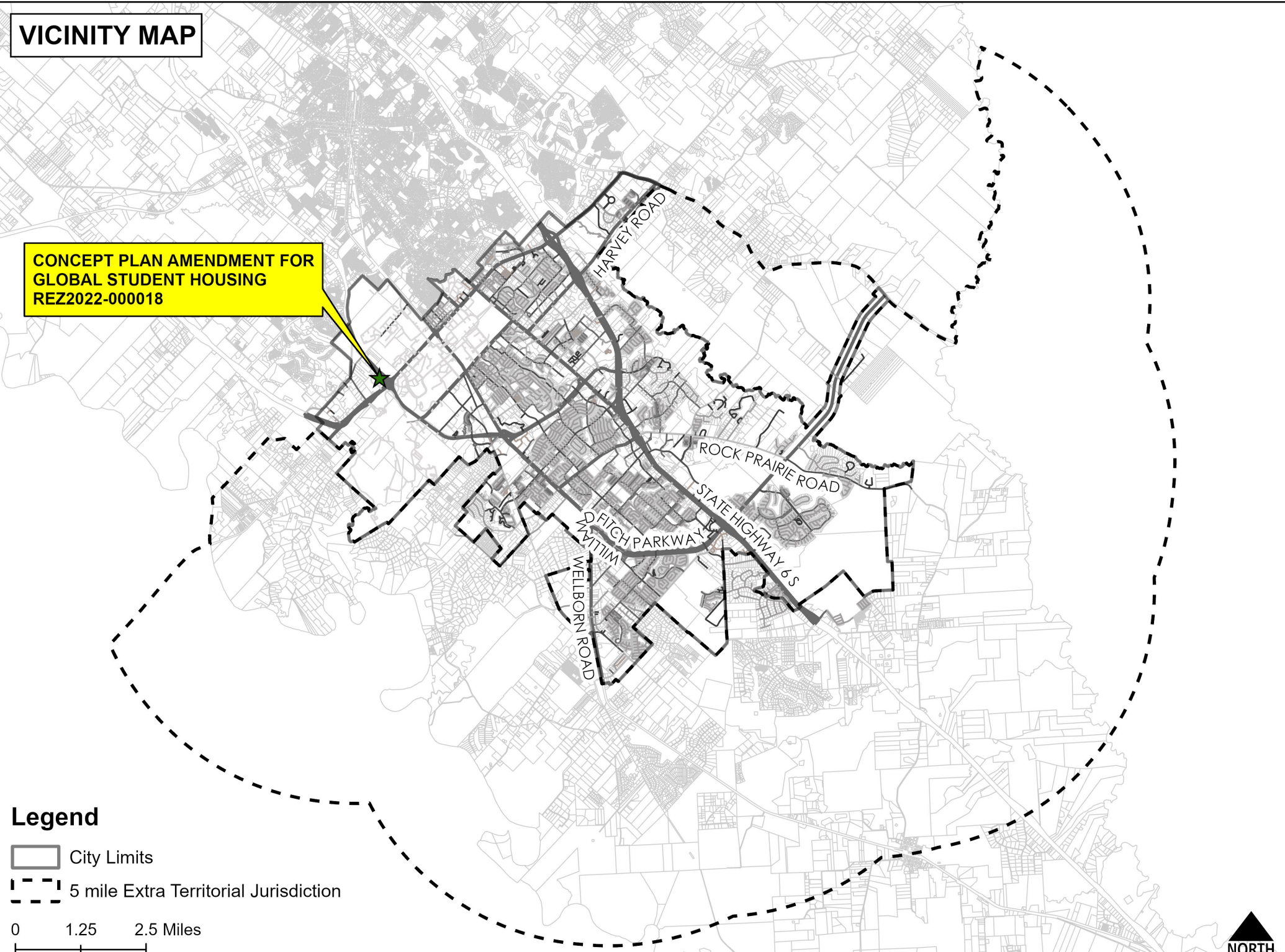
Fee-in-lieu of parkland dedication will be paid prior to building permits being issued based on the number of bedrooms.

Exhibit C



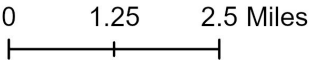
VICINITY MAP

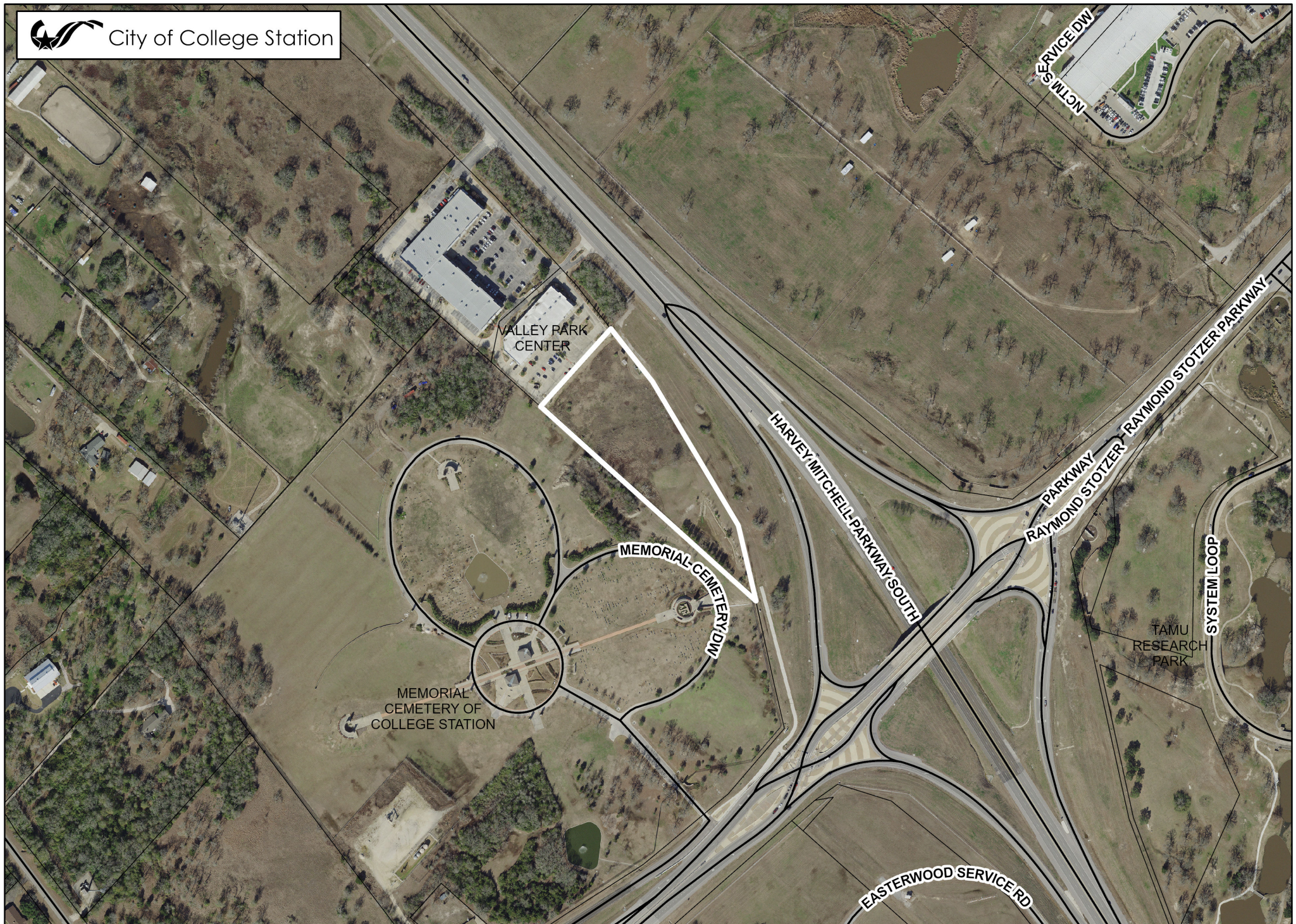
CONCEPT PLAN AMENDMENT FOR
GLOBAL STUDENT HOUSING
REZ2022-000018



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction



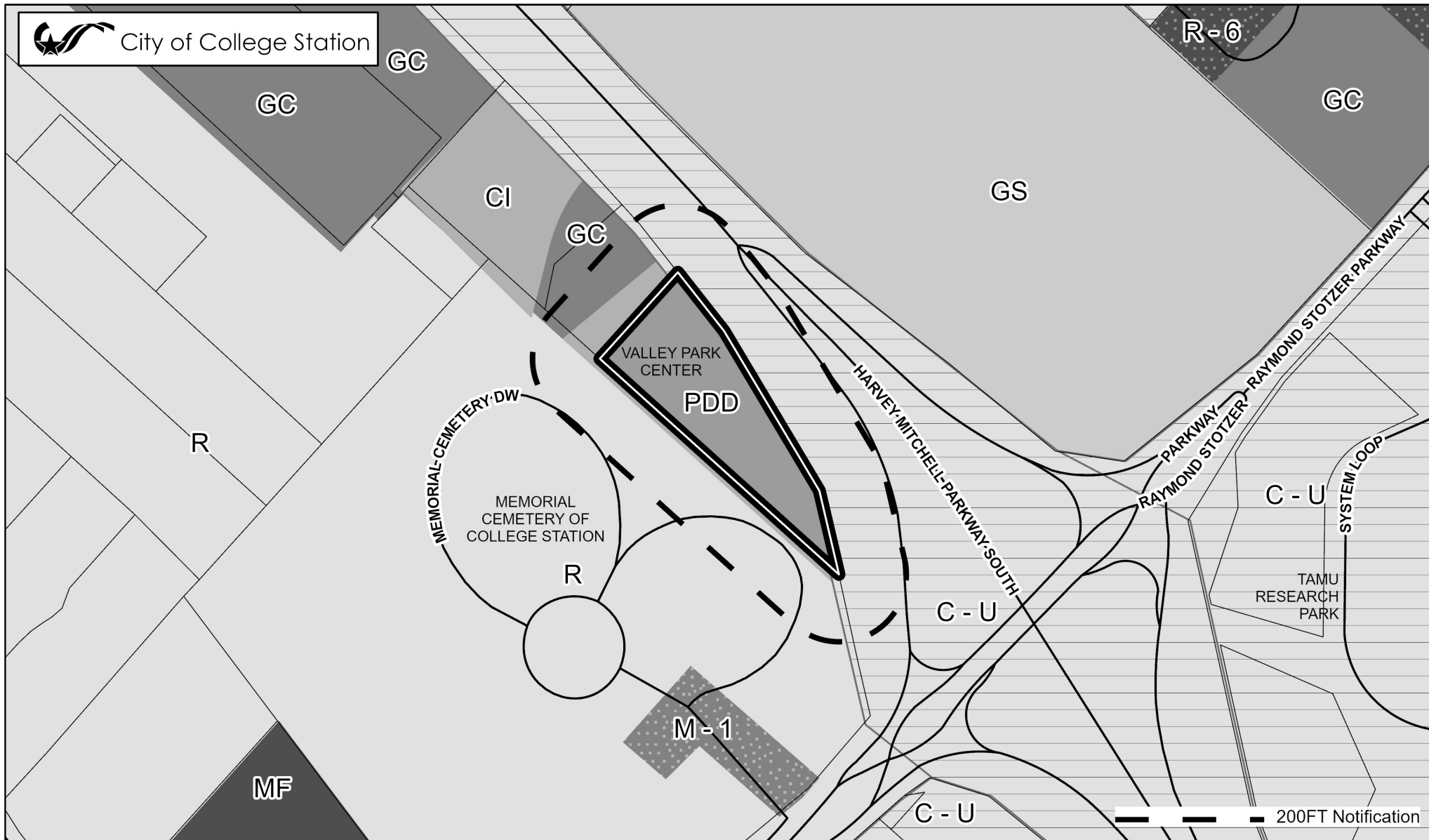


0 400 800 Feet

**CONCEPT PLAN AMENDMENT FOR
GLOBAL STUDENT HOUSING**

Case:
REZ2022-000018

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MF Multi-Family
WE	Wellborn Estate	MU Mixed-Use
E	Estate	MHP Manufactured Home Pk.
WRS	Wellborn Restricted Suburban	
RS	Restricted Suburban	
GS	General Suburban	
D	Duplex	
T	Townhome	

Non-Residential	
NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts	
P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts	
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts	
OV	Corridor Ovr.
RDD	Redevelopment District
ROO	Restricted Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts	
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



0 400 800 Feet

**CONCEPT PLAN AMENDMENT FOR
GLOBAL STUDENT HOUSING**

Case:
REZ2022-000018

REZONING

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: November 3, 2022
Advertised Council Hearing Date: November 21, 2022

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

N/A

Property owner notices mailed: Six
Contacts in support: None at the time of the staff report
Contacts in opposition: None at the time of the staff report
Inquiry contacts: None at the time of the staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Commercial	CI Commercial Industrial and GC General Commercial	Commercial Business and Office
South (Across Raymond Stotzer)	Texas A&M University	C-U College University	Easterwood Airport
East (across Harvey Mitchell Pkwy)	Texas A&M University	C-U College University	Texas A&M Property
West	Institutional/Public	R Rural	Cemetery

DEVELOPMENT HISTORY

Annexation: 1970
Zoning: R-1 upon annexation (1970)
C-1 General Commercial to C-2 Commercial Industrial (2005)
C-2 Commercial Industrial renamed CI Commercial Industrial (2012)
PDD Planned Development District (2017)
PDD Planned Development District (2022)
Final Plat: 2011, Valley Park Center
Site development: Vacant

ORDINANCE NO. 2022-4356

AN ORDINANCE AMENDING APPENDIX A “UNIFIED DEVELOPMENT ORDINANCE,” ARTICLE 4 “ZONING DISTRICTS,” SECTION 4.2, “OFFICIAL ZONING MAP” OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING APPROXIMATELY 4.74 ACRES LOCATED AT 404 HARVEY MITCHELL PARKWAY SOUTH; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Appendix A “Unified Development Ordinance,” Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, be amended as set out in **Exhibit “A”, Exhibit “B” and Exhibit “C”** attached hereto and made a part of this Ordinance for all purposes.

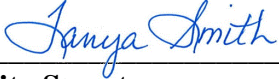
PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 26th day of May, 2022.

ATTEST:



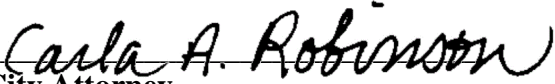
City Secretary

APPROVED:



Mayor

APPROVED:



City Attorney

Exhibit A

That Appendix A “Unified Development Ordinance,” Article 4 “Zoning Districts,” Section 4.2, “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from PDD Planned Development District to PDD Planned Development District:

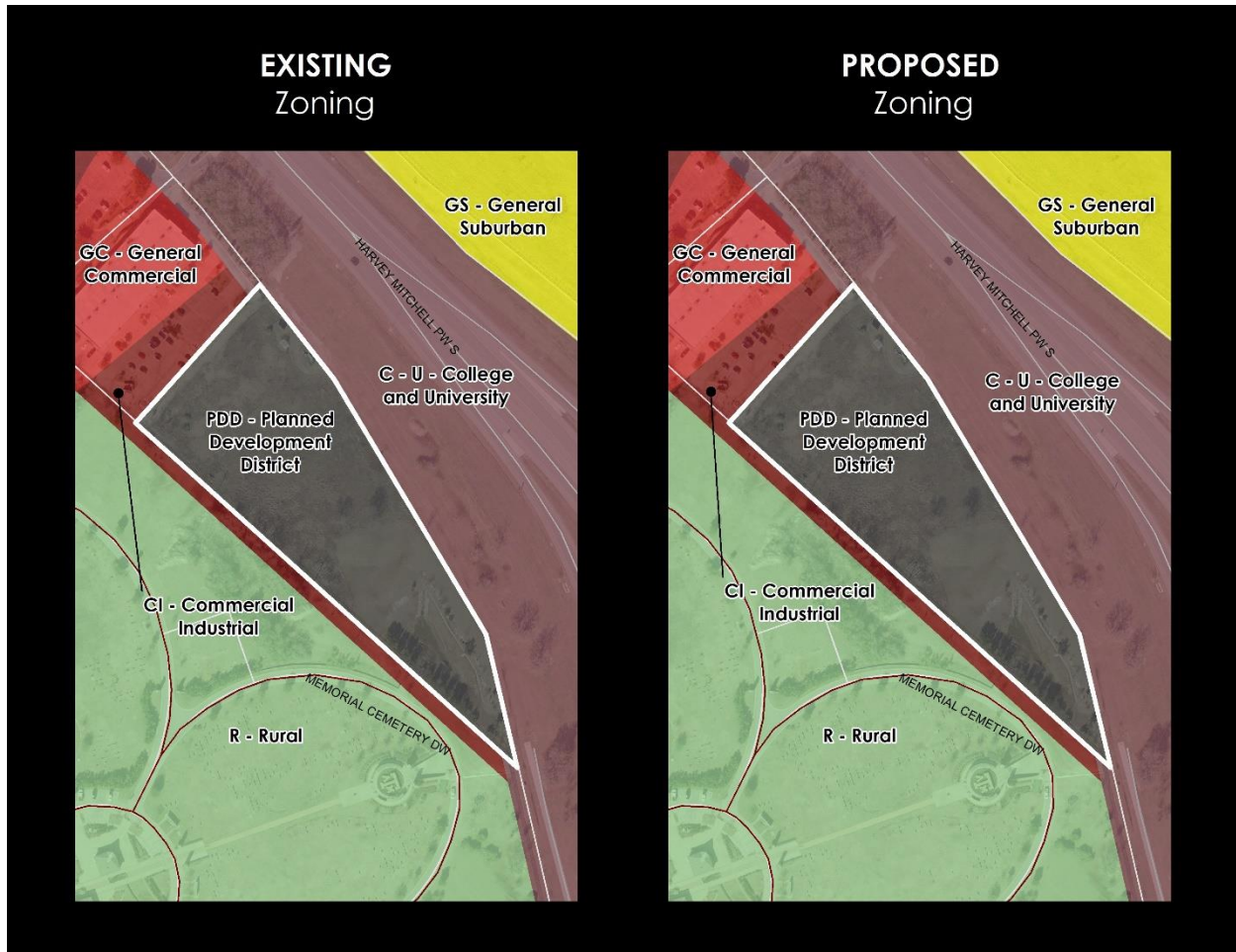


Exhibit B

Purpose, Intent and Community Benefit:

The purpose and intent of this Planned Development District is to provide a multi-family housing product close to campus and the BioCorridor. Community Benefits are shown on the Concept Plan with increased landscape buffering along the shared property line with the Aggie Field of Honor Cemetery and a multi-use path.

The Concept Plan retains the same buffer area between the property and the Aggie Field of Honor that was approved in the existing PDD. There is no change being made to the buffer area. Section 7.7 of the Unified Development Ordinance requires a minimum 10-foot-wide landscape buffer between the differing uses. Both the existing and proposed Concept Plan propose increasing this buffer to 25 feet. The required plantings in the buffer area will meet the standard requirements of Section 7.7. The existing chain-link fence along the property line will be replaced with a privacy fence. The intent of the increased buffer width is to address any concerns on the potential visual and audible degradation of the cemetery due to this development.

The subject property will be accessed through the neighboring commercial properties to the north via a proposed access easement. The proposed multi-use pathway will connect Raymond Stotzer Parkway with existing commercial developments and the proposed multi-family development, allowing commercial properties and the proposed multi-family developments to access Texas A&M University by walking or biking. The pathway will supplement the single access available for vehicular transportation.

Base Zoning District and Meritorious Modifications:

The PDD Planned Development District zoning includes a MF Multi-Family base zoning district and all requirements associated with the base zoning district shall apply except where specifically modified herein.

The current rezoning request is for **three modifications to the previously approved PDD Concept Plan**—a modification to the number of units, a modification to the building layout on site, and a meritorious modification to the parking requirement.

1. Modification to the number of units

The PDD currently states that the maximum building height will be four stories tall, with a maximum of 199 multi-family units and 339 bedrooms. One of the three proposed amendments to the Concept Plan is to change the number of units and the unit mix, but the total number of bedrooms will not change, just the ratio of bedrooms to units. Originally the ratio was 2.4 bedrooms per unit, but the proposed PDD will be 1.7 bedrooms per unit.

2. Building layout

The second proposed amendment to the Concept Plan is related to the layout of development on the site. Concerns on the original PDD rezoning included noise from

the pool amenity area next to the cemetery and apartment buildings blocking the view of Kyle Field from the cemetery. The applicant has addressed both concerns. Regarding noise coming from the pool amenity area, this will be located interior to the site and surrounded by the apartment building itself. The building will open towards Harvey Mitchell, not the cemetery. The second concern about sight angles to Kyle Field has been addressed by a clear zone easement established with the original plat in the southern portion of the property. This easement does not allow any structures to be built there.

3. Meritorious Modification – parking

The third and last proposed amendment to the Concept Plan is a meritorious modification to the parking requirements for multifamily. UDO requirements for Multi-Family dwelling units are typically 1.5 spaces per bedroom for one-bedroom apartments and 1 space per bedroom for 2+ bedroom units. The proposal is for one parking space per bedroom regardless of the unit size with additional parking provided for staff.

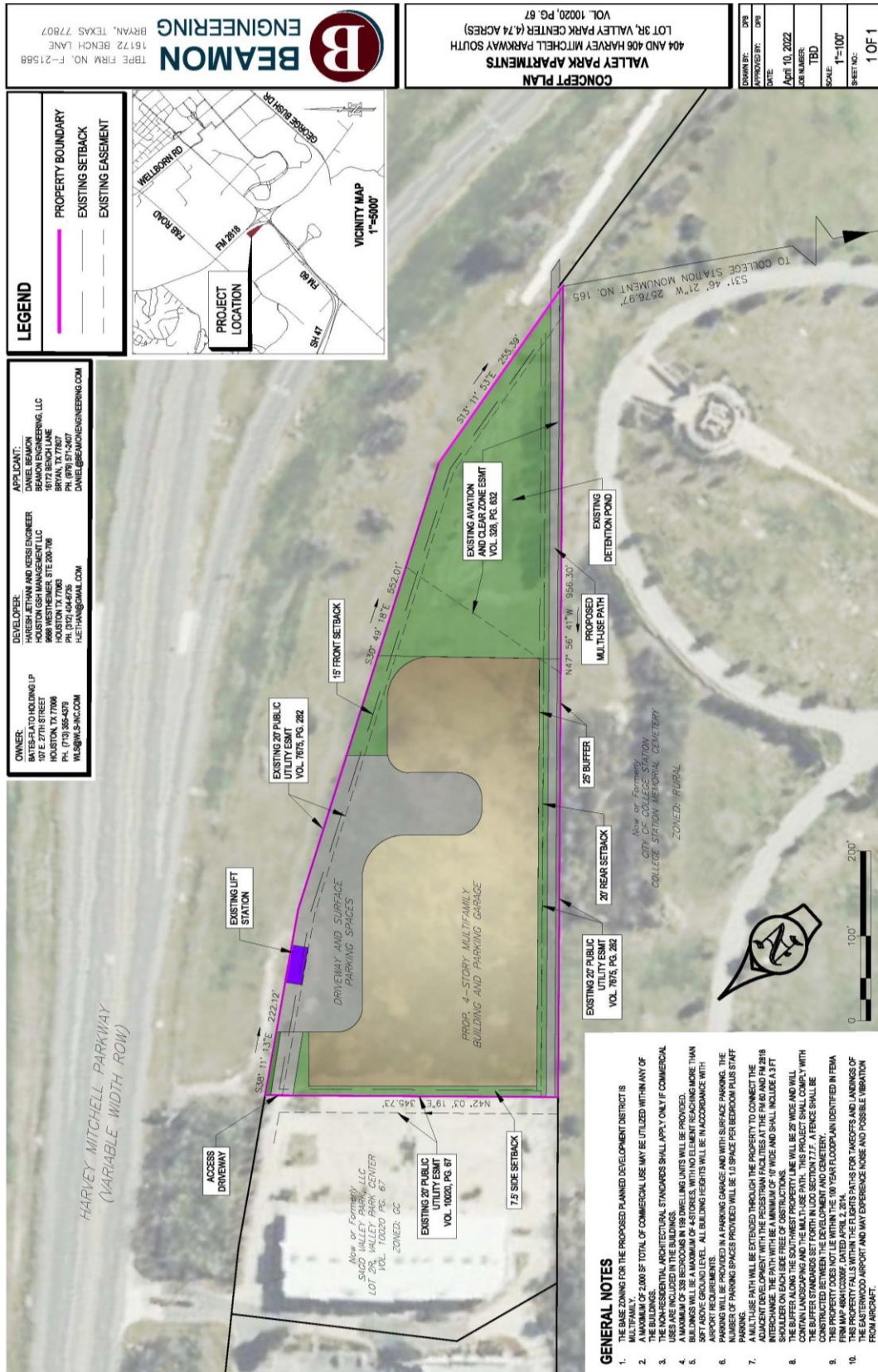
Floodplain & Detention:

Stormwater from the site generally discharges to the northeast within the White Creek drainage basin. There is no FEMA regulated floodplain on site. The property has an existing detention pond at the southern corner, which will need to be evaluated with site development to confirm that the pond has adequate capacity to serve the entire site. Any necessary drainage improvements will need to be designed and constructed in accordance with the BCS Unified Stormwater Design Guidelines.

Parkland:

Fee-in-lieu of parkland dedication will be paid prior to building permits being issued based on the number of bedrooms.

Exhibit C





REZONING PDD APPLICATION SUPPORTING INFORMATION

Name of Project: CONCEPT PLAN AMENDMENT FOR GLOBAL STUDENT HOUSING

Address: 404 HARVEY MITCHELL PKWY S

Legal Description: VALLEY PARK CENTER, LOT 3R, ACRES 4.74

Total Acreage: 4.74

Applicant: BEAMON ENGINEERING, LLC

Property Owner: GLOBAL STUDENT HOUSING COLLEGE

Maximum Building Height.

Buildings will be a maximum 4 stories, with no element reaching more than 50 feet above ground level. All building heights will be in accordance with airport requirements.

Proposed Drainage.

The site has an existing detention pond which has been designed for an additional 45,000 sf of structure per the PAC notes. Additional detention will be provided if the development exceeds the allowable impervious cover.

Variations Sought.

A driveway around the perimeter of the building is proposed to provide fire protection and aerial access. The building will be shifted away from the Cemetery, and closer to FM 2818 to accommodate the required landscape buffer and the proposed driveway. The driveway will be mostly used for fire protection and trash truck circulation. The parking garage will provide tenant parking and visitor parking through one entrance. The perimeter driveway will not be necessary for vehicles to leave the site

Community Benefits.

All of the community benefits approved for the existing PD are being offered with this PD revision.

Sustained Stability.

The concept plan follows the character and precedent set by existing approved PD and provides a need for one bedroom and 2 bedroom housing in the area.

Conformity.

The concept plan follows the character and precedent set by existing approved PD and provides a need for one bedroom and 2 bedroom housing in the area.

Compatibility with use.

The property is the last remaining vacant lot in the subdivision, and the last lot to be developed in this intersection quadrant. The existing PD was approved after the lots to the north were already developed, which demonstrates the compatibility with the surrounding uses.

Access to Streets.

The concept plan shows a shared driveway through the existing adjacent development. The shared access is required by TXDOT and will reduce the conflict turning movements onto the highway.

Public Improvements.

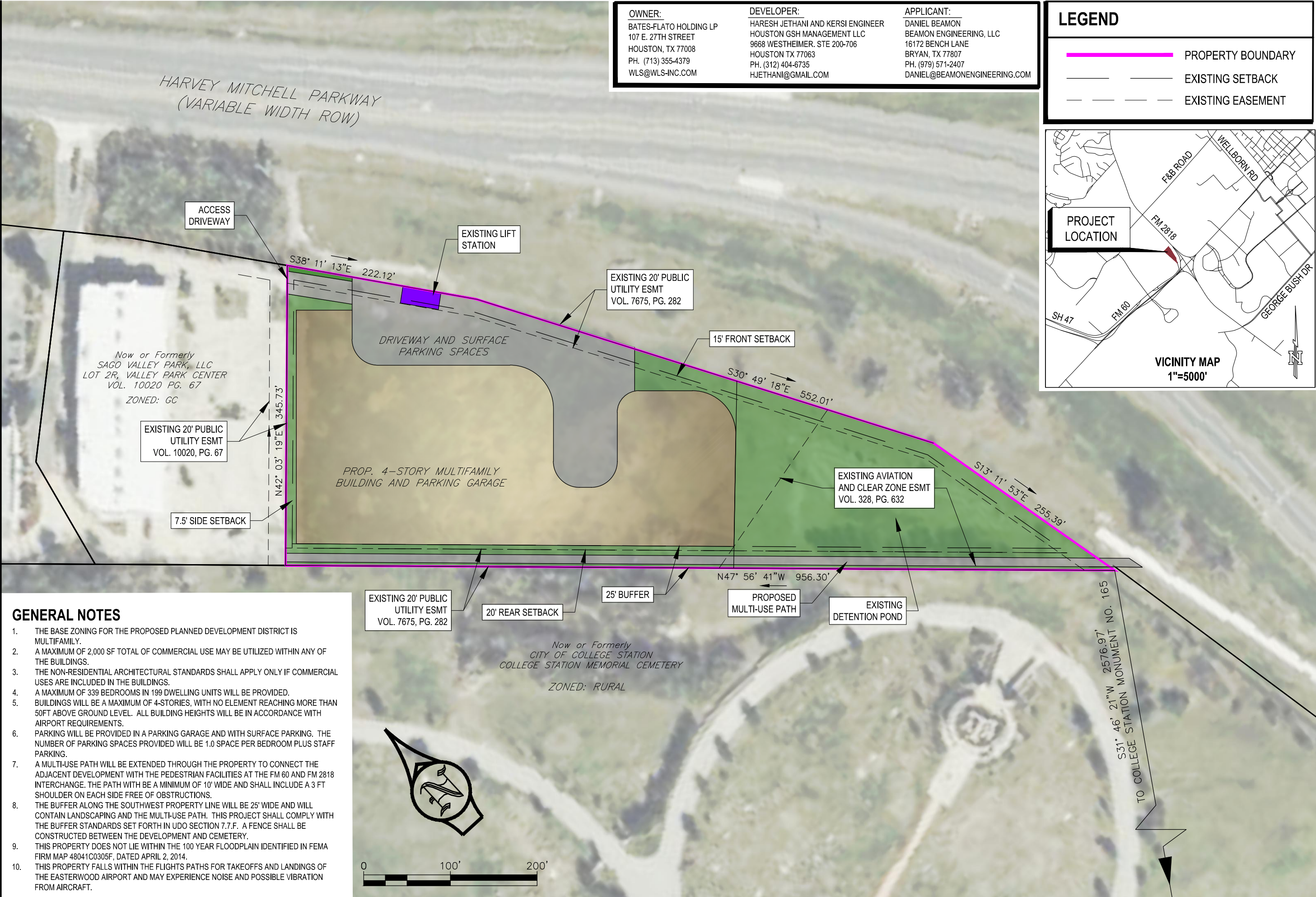
The project will complete the multimodal trail and provide a connection between the development and Texas A&M. A public waterline is also needed to support the Multifamily project.

Public Health.

The concept plan considers local and state guidelines for the public health safety and welfare and will not be detrimental to the public health.

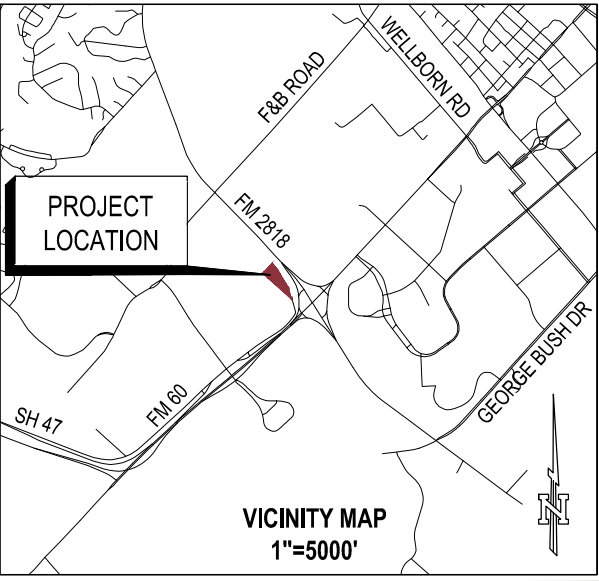
Safety.

The completion of the Multimodal trail will provide a connection between this development and Research Park and Texas A&M, which will encourage pedestrian and bicycle traffic. Also using the shared driveway with the adjacent property will offer a safer access to the street and reduce conflict turning movements.



OWNER: BATES-FLATO HOLDING LP 107 E. 27TH STREET HOUSTON, TX 77008 PH. (713) 355-4379 WLS@WLS-INC.COM	DEVELOPER: HARESH JETHANI AND KERSI ENGINEER HOUSTON GSH MANAGEMENT LLC 9668 WESTHEIMER. STE 200-706 HOUSTON TX 77063 PH. (312) 404-6735 HJETHANI@GMAIL.COM	APPLICANT: DANIEL BEAMON BEAMON ENGINEERING, LLC 16172 BENCH LANE BRYAN, TX 77807 PH. (979) 571-2407 DANIEL@BEAMONENGINEERING.COM
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LEGEND	
	PROPERTY BOUNDARY
	EXISTING SETBACK
	EXISTING EASEMENT



GENERAL NOTES

1. THE BASE ZONING FOR THE PROPOSED PLANNED DEVELOPMENT DISTRICT IS MULTIFAMILY.
2. A MAXIMUM OF 2,000 SF TOTAL OF COMMERCIAL USE MAY BE UTILIZED WITHIN ANY OF THE BUILDINGS.
3. THE NON-RESIDENTIAL ARCHITECTURAL STANDARDS SHALL APPLY ONLY IF COMMERCIAL USES ARE INCLUDED IN THE BUILDINGS.
4. A MAXIMUM OF 339 BEDROOMS IN 199 DWELLING UNITS WILL BE PROVIDED.
5. BUILDINGS WILL BE A MAXIMUM OF 4-STORIES, WITH NO ELEMENT REACHING MORE THAN 50FT ABOVE GROUND LEVEL. ALL BUILDING HEIGHTS WILL BE IN ACCORDANCE WITH AIRPORT REQUIREMENTS.
6. PARKING WILL BE PROVIDED IN A PARKING GARAGE AND WITH SURFACE PARKING. THE NUMBER OF PARKING SPACES PROVIDED WILL BE 1.0 SPACE PER BEDROOM PLUS STAFF PARKING.
7. A MULTI-USE PATH WILL BE EXTENDED THROUGH THE PROPERTY TO CONNECT THE ADJACENT DEVELOPMENT WITH THE PEDESTRIAN FACILITIES AT THE FM 60 AND FM 2818 INTERCHANGE. THE PATH WITH BE A MINIMUM OF 10' WIDE AND SHALL INCLUDE A 3 FT SHOULDER ON EACH SIDE FREE OF OBSTRUCTIONS.
8. THE BUFFER ALONG THE SOUTHWEST PROPERTY LINE WILL BE 25' WIDE AND WILL CONTAIN LANDSCAPING AND THE MULTI-USE PATH. THIS PROJECT SHALL COMPLY WITH THE BUFFER STANDARDS SET FORTH IN UDO SECTION 7.7.F. A FENCE SHALL BE CONSTRUCTED BETWEEN THE DEVELOPMENT AND CEMETERY.
9. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN IDENTIFIED IN FEMA FIRM MAP 48041C0305F, DATED APRIL 2, 2014.
10. THIS PROPERTY FALLS WITHIN THE FLIGHTS PATHS FOR TAKEOFFS AND LANDINGS OF THE EASTERWOOD AIRPORT AND MAY EXPERIENCE NOISE AND POSSIBLE VIBRATION FROM AIRCRAFT.

TBPE FIRM NO. F-21588
16172 BENCH LANE
BRYAN, TEXAS 77807

BEAMON

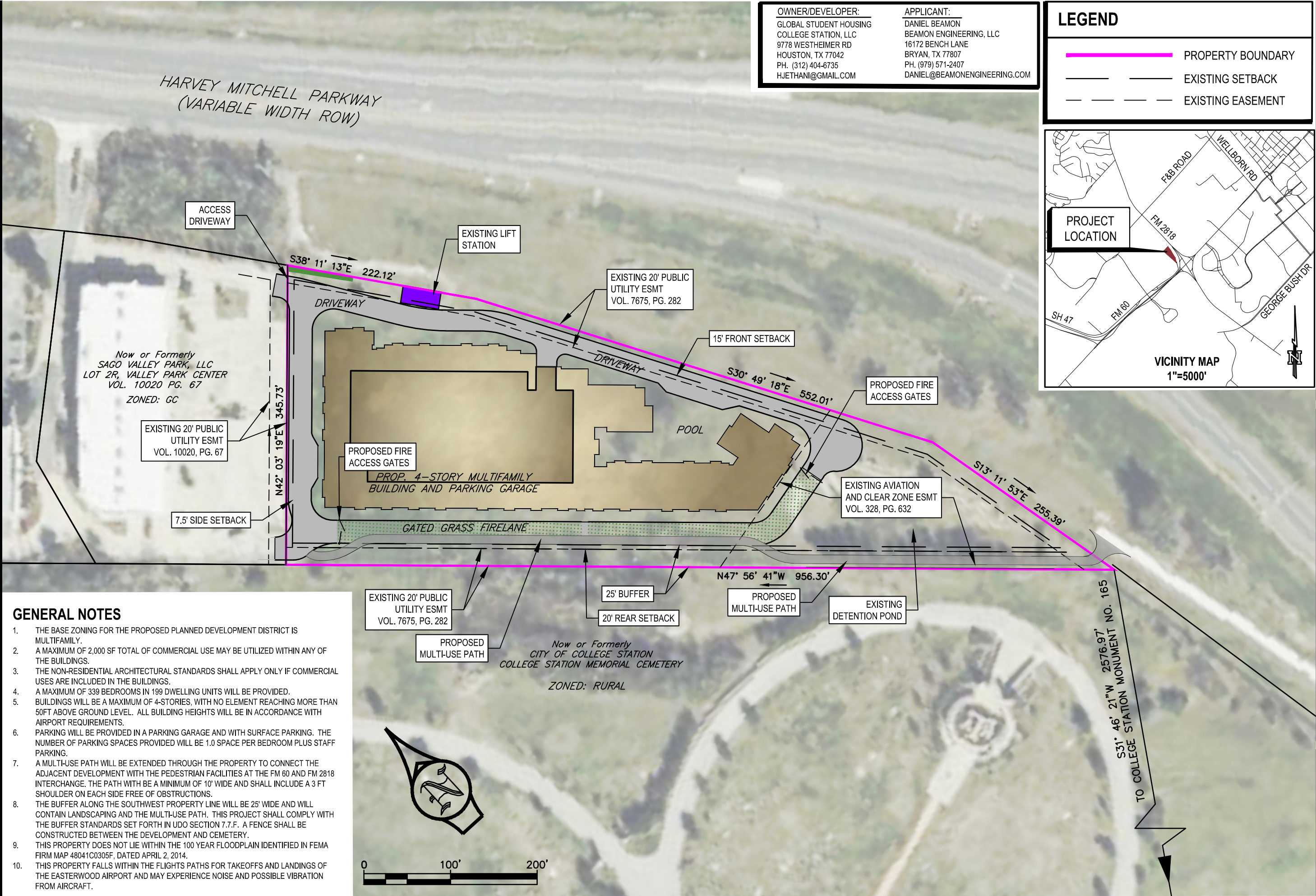
ENGINEERING

CONCEPT PLAN

VALLEY PARK APARTMENTS

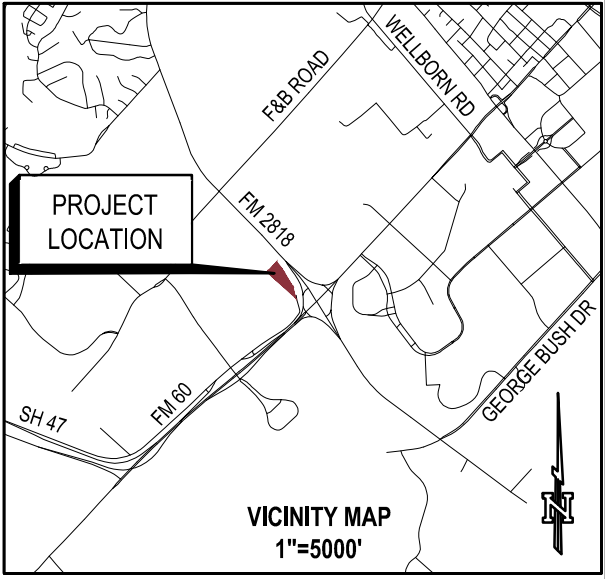
404 AND 406 HARVEY MITCHELL PARKWAY SOUTH
LOT 3R, VALLEY PARK CENTER (4.74 ACRES)
VOL. 10020, PG. 67

DRAWN BY:	DPB
APPROVED BY:	DPB
DATE:	April 10, 2022
JOB NUMBER:	TBD
SCALE:	1"=100'
SHEET NO.:	1 OF 1



OWNER/DEVELOPER:	APPLICANT:
GLOBAL STUDENT HOUSING	DANIEL BEAMON
COLLEGE STATION, LLC	BEAMON ENGINEERING, LLC
9778 WESTHEIMER RD	16172 BENCH LANE
HOUSTON, TX 77042	BRYAN, TX 77807
PH. (312) 404-6735	PH. (979) 571-2407
HJETHANI@GMAIL.COM	DANIEL@BEAMONENGINEERING.COM

LEGEND	
	PROPERTY BOUNDARY
	EXISTING SETBACK
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BEAMON ENGINEERING

TBPE FIRM NO. F-21588
16172 BENCH LANE
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CONCEPT PLAN

VALLEY PARK APARTMENTS

404 AND 406 HARVEY MITCHELL PARKWAY SOUTH
LOT 3R, VALLEY PARK CENTER (4.74 ACRES)
VOL. 10020, PG. 67

DRAWN BY:	DPB
APPROVED BY:	DPB
DATE:	OCTOBER 21, 2022
JOB NUMBER:	TBD
SCALE:	1"=100'
SHEET NO.:	1 OF 1

November 21, 2022

Item No. 12.1.

Council Reports on Committees, Boards, and Commissions

Sponsor: City Council

Reviewed By CBC: City Council

Agenda Caption: A Council Member may make a report regarding meetings of City Council boards and commissions or meetings of boards and committees on which a Council Member serves as a representative that have met since the last council meeting. (Committees listed in Coversheet)

Relationship to Strategic Goals:

Good Governance

Recommendation(s): Review meetings attended.

Summary: Aggieland Humane Society, Arts Council of Brazos Valley, Architectural Advisory Committee, Audit Committee, Bond Citizens Advisory Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Bio-Corridor Board, Brazos County Health Dept., Brazos Appraisal District, Brazos Valley Council of Governments, Brazos Valley Economic Development Corporation, Bryan/College Station Chamber of Commerce, Budget and Finance Committee, BVSWMA, BVWACS, College Station History Sub-Committee, Compensation and Benefits Committee, Design Review Board, Economic Development Committee, Gulf Coast Strategic Highway Coalition, Historic Preservation Committee, Intergovernmental Committee, Joint Relief Funding Review Committee, Library Board, Metropolitan Planning Organization, Parks and Recreation Board, Planning and Zoning Commission, Regional Mobility Authority Board, Regional Transportation Committee for Council of Governments, Sister Cities Association, Spring Creek Local Government Corporation, Transportation and Mobility Committee, Texas Municipal League, Walk with the Mayor, YMCA, Zoning Board of Adjustments. (Notice of Agendas posted on City Hall bulletin board.)

Budget & Financial Summary: None.

Attachments:

None